

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**G/F Suite B5 & B6, R/o 111-113 High
Street, Berkhamsted,
Hertfordshire, HP4 2DJ**

- Self-contained office suite
- 1 parking space allocated
- 2 rooms, plus own kitchen & WC
- Electric heating

LOCATION

The property is in the heart of Berkhamsted, close to all amenities.

The railway station is also within a short walk with a regular service with 4 trains an hour to London (Euston) in a fastest time of 35 mins



DESCRIPTION

The offices provide a self-contained suite of 2 rooms together with a kitchen and WC with its own entrance at the rear of the building. Heating is provided by electric heaters. There is also a car space allocated in the car park at the rear.

ACCOMMODATION

The offices provide a self-contained suite of 2 rooms together with a kitchen and WC with its own entrance at the rear of the building. Heating is provided by electric heaters. There is also a car space allocated in the car park at the rear

Room B5	304 Sq Ft	28.24 Sq M
Room B6	178 Sq Ft	16.54 Sq M
Kitchen/Staff Room	174 Sq Ft	16.16 Sq M
Total	656 Sq Ft	60.94 Sq M

RATEABLE VALUE

To be assessed

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

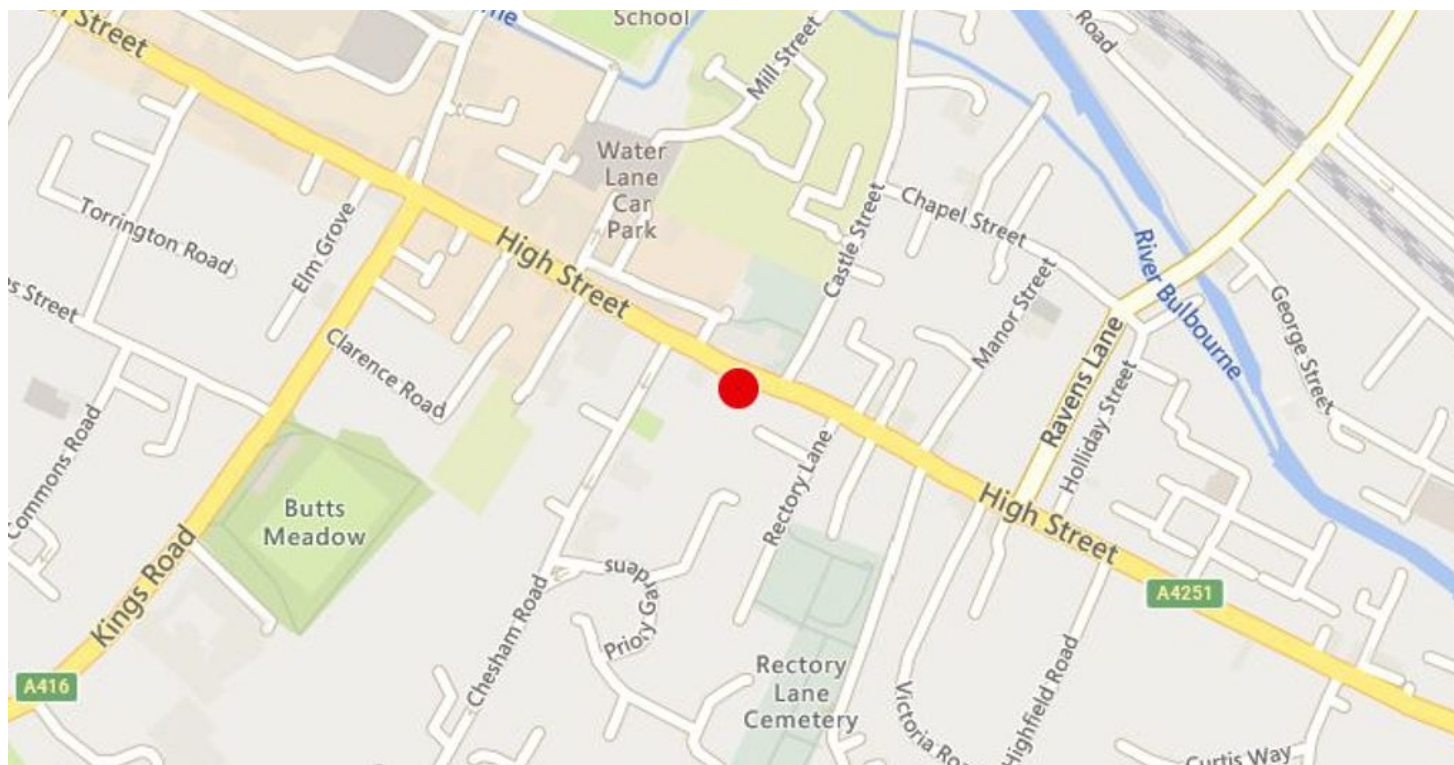
Band E (Rating 115)

QUOTING RENT

£15,750 Per Annum

TENURE

The premises are available by way of a new FR&I lease for a term to be agreed



To arrange a viewing please contact:



IAN ARCHER

Director

ian.archer@g-s.co.uk

01442 220801



CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220800

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.