



AITCHISON RAFFETY



- Air-conditioned
- Suitable for a variety of Class E uses
- Attractive Character Victorian building with exposed beams
- Split level
- Own ground floor entrance at rear
- Gas central heating

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Connor Harrington
connor.harrington@argroup.co.uk
01442 220800

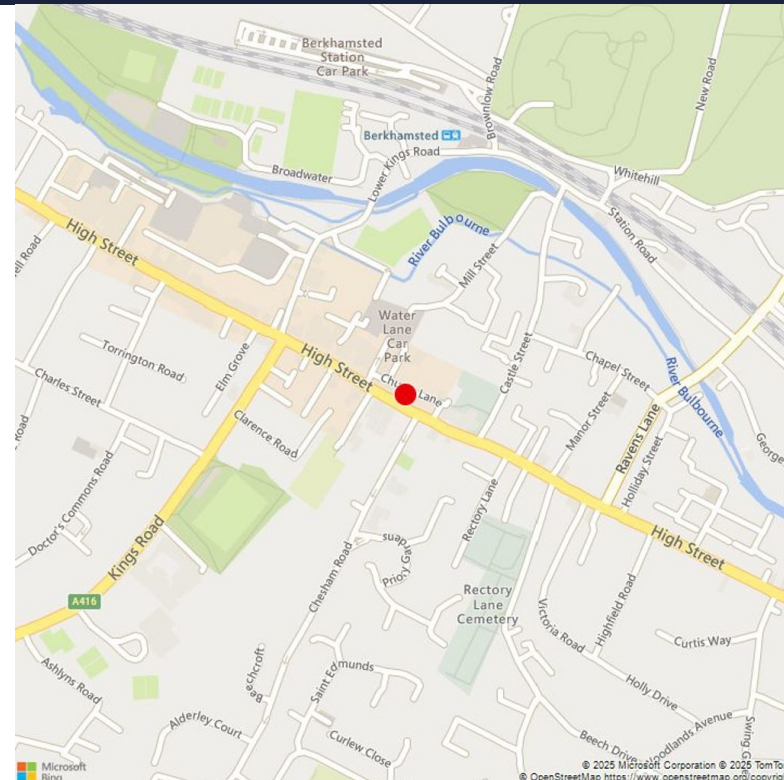
1st & 2nd Floors, 154-156 High Street, Berkhamsted, HP4 3AT

Self-contained 1st & 2nd Floor Offices

Approx. 870 Sq Ft (80.82 Sq M)

To Let

1st & 2nd Floors, 154-156 High Street, Berkhamsted, HP4 3AT



Description

The space comprises self-contained 1st and 2nd floors in this attractive 3 storey character Victorian town centre building with attractive exposed beams on the 2nd floor.

The suite has the benefit of it's own dedicated entrance at the rear leading up to the 1st floor. There are 2 offices, a kitchen and WC on the first floor and 4 more offices on the top floor.

Location

Situated in the heart of the town centre, fronting directly on to the High Street. The building is within a short 5 minute walk of the railway station and all town centre amenities.

Railway Station	500 yds
A41	1.0 miles
M25 (J20)	7.1 miles
M1 (J8)	7.4 miles

Floor Area

First	326 Sq Ft	30.29 Sq M
First	13 Sq Ft	1.21 Sq M
Second	531 Sq Ft	49.33 Sq M
Total	870 Sq Ft	80.82 Sq M

Rent

£17,750 excl. rates, VAT not payable

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed subject to a minimum period of 3 years, to be outside the protection of the Landlord & Tenant Act 1954

Business Rates

From internet enquiries we understand the current rateable value is £14,500 with rates payable in the region of £6,029 (2025-26)

VAT

There is no VAT payable on the rent

Energy Performance Rating

EPC Rating 77 - Band D

Legal Costs

Each party shall pay their own legal costs.

Viewings
By appointment via sole agents -
Aitchison Raffety 01442 220800,
ian.archer@argroup.co.uk or
Connor Harrington,
connor.harrington@argroup.co.uk



www.argroup.co.uk



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