



**AITCHISON
RAFFETY**



- Comfort cooling
- Up to 1 GB broadband available at extra cost
- Detached self-contained building
- Gas central heating
- Private allocated parking for 8 cars
- Large area for shared visitor parking
- Mature landscaped estate

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

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

The Pavilion, Ashlyns Hall, Chesham Road, Berkhamsted, HP4 2ST

Self-Contained Office Building

Approx. 1,871 Sq Ft (173.82 Sq M)

To Let

The Pavilion, Ashlyns Hall, Chesham Road, Berkhamsted, Hertfordshire, HP4 2ST

Description

The Pavilion is a detached self-contained office building that was completely rebuilt in 2000 of a timber frame structure with timber cladding externally under a pitched tiled roof. The office is set within the Ashlyns Hall Estate comprising approximately 13 acres of land with a complex of offices, an elderly care home and a children's day nursery, with the original building being a Grade II Listed mansion dating from circa 1802.

The building itself is mainly laid out at ground floor level with spiral staircases leading to 2 gallery areas. There is comfort cooling, male and female WC's, a kitchen fitted with plumbing for a dishwasher, double-glazed timber casements and plenty of natural light with full height ceilings. Heating is gas-fired. There is also LED lighting, and Cat 5 cabling with pre-wired floor boxes.

Location

The Ashlyns Hall Estate is immediately adjacent to the Chesham/Berkhamsted turning of the A41 which leads to J20 of the M25 only 13 miles away to the east, as well as to Aylesbury in the west. There is a mainline railway station in the town on the Silverlink line to London (Euston) with a regular service in a best time of around 29 minutes. When entering the Estate take the left fork with signs to 'The Pavilion'.



Ground floor office



Ground floor office



Kitchen



Parking

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Meeting room



External areas

Floor Area

Ground Floor	1,580 Sq Ft	146.78 Sq M
FF West Gallery	144 Sq Ft	13.38 Sq M
FF East Gallery	147 Sq Ft	13.66 Sq M
Total	1,871 Sq Ft	173.82 Sq M

Rent

£41,000 per annum exclusive

Terms

A new lease is available on an effectively full repairing basis for a term to be agreed subject to regular rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. There will be a fixed service charge payable for maintenance of the Estate, exterior of the building and building insurance. Cost upon application.

Business Rates

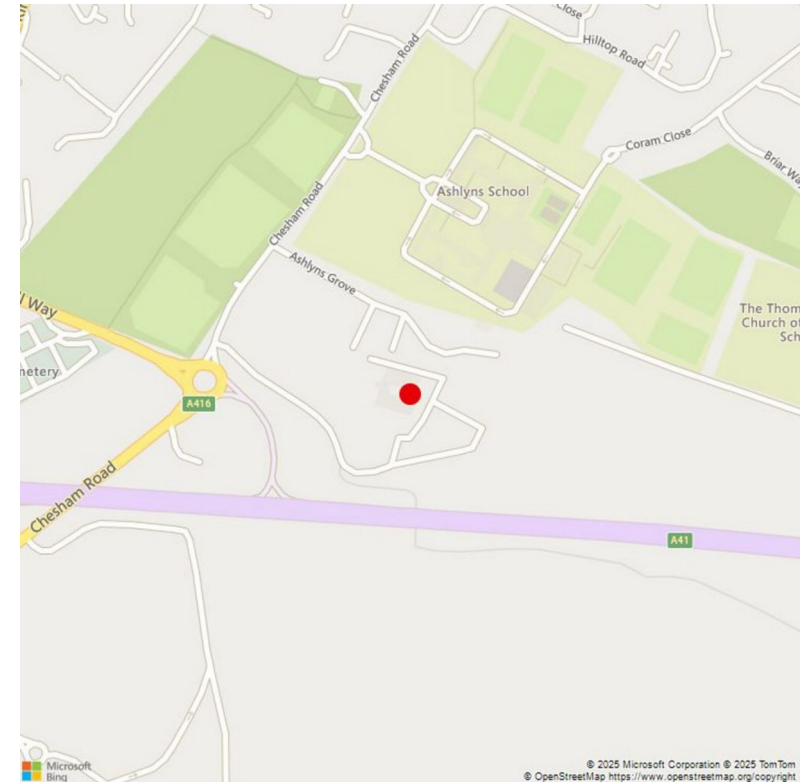
From internet enquiries we are advised that the rateable value is £37,500 with rates payable of approximately £18,712.50 for 2025-26

VAT

This property is subject to VAT.

Energy Performance Rating

Rating 62 - Band C



Viewings

Strictly by appointment via the sole agent - Aitchison Raffety
01442 220800
lan.archer@argroup.co.uk or
connor.harrington@argroup.co.uk



www.argroup.co.uk



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