



- Town centre location
- Mainly open plan but with some partitioned offices
- Own kitchen
- Air conditioned
- Own dedicated entrance at ground floor level
- Up to 14 parking spaces

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**Saxon House, 211 High Street, Berkhamsted, Herts HP4 1AD**

Self-Contained First Floor Open Plan Office

Approx. 4,970 Sq Ft (461.71 Sq M)

**To Let**

# Saxon House, 211 High Street, Berkhamsted, Herts, HP4 1AD

## Description

The property comprises the entire first floor of 211 High Street, having an entrance directly off the High Street between the shops, as well as a rear entrance off the car park.

The building is divided into 2 main open plan areas arranged around a central courtyard at first floor level providing good natural light to all parts of the building. There are WCs at each end and a kitchen at one end. The lighting has recently been replaced with LED lights throughout the office areas.

The main entrance is at the eastern end of the property, on the left of the picture on the front page and there is also an exit at the rear down to the car park.

The car park provides spaces for 10 permanent car spaces, with access off Cowper Road at the side plus 4 more on a temporary basis available.

## Location

Situated in the centre of Berkhamsted, a short walk from the railway station

Town centre & train Station	0.3 miles
A41	1.3 miles
M25 (Junction 20)	7.3 miles
Hemel Hempstead	6.6 miles
Watford	13.8 miles
Aylesbury	14.4 miles



Front Office



Rear Open Plan Area



Rear Car Park



Meeting Room

# Saxon House, 211 High Street, Berkhamsted, Herts, HP4 1AD



Meeting Room

## Floor Area

First Floor	4,970 Sq Ft	461.71 Sq M
<b>Total</b>	<b>4,970 Sq Ft</b>	<b>461.71 Sq M</b>

## Rent

£72,000 per annum exclusive

## Terms

The property is available for either short or long term leasing.

## Business Rates

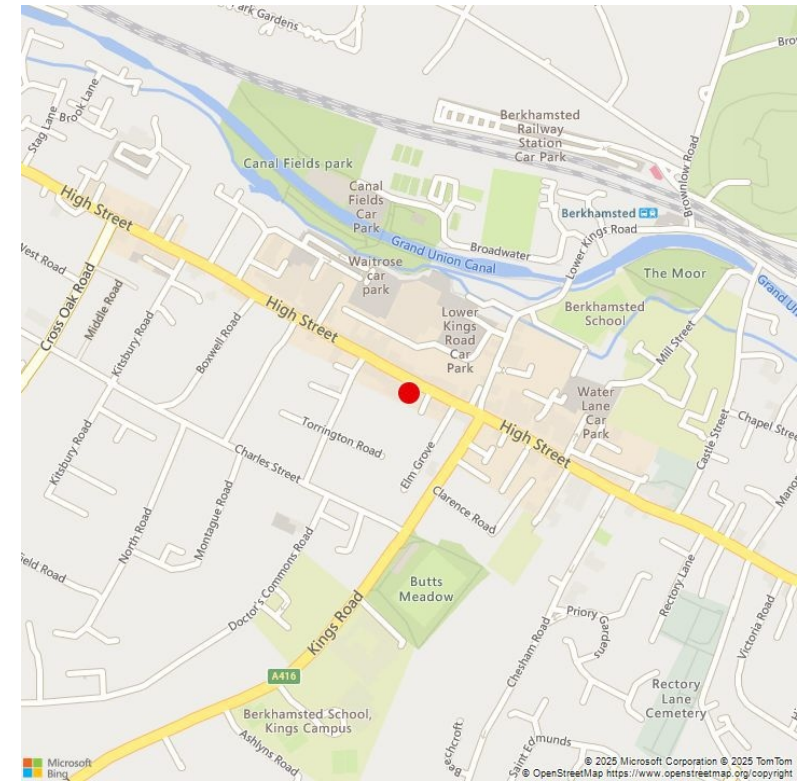
Rateable Value Suite £71,000 Rates payable £38,766 but tenants are advised to obtain their own advice

## VAT

This property is subject to VAT.

## Energy Performance Rating

Rating 72 - Band C



## Viewings

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

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