

**TO LET
OFFICE**

 **GRAHAM
SIBBALD**

**Suite C First Floor Front,
111-113 High Street,
Berkhamsted,
Hertfordshire, HP4 2JF**

- First floor office suite of 586 sq.ft to let in an attractive Grade II listed building overlooking the High Street
- LED low energy heating
- Suite fronts on to the High Street
- A variety of suite sizes available.

LOCATION

The offices are situated fronting on to the High Street in the centre of Berkhamsted and within a short walk of all main amenities as well as the railway station. The A41 junction is also within easy reach.

The station has a fast regular service of up to 4 trains an hour in to London (Euston) in a fastest time of 35 mins.



DESCRIPTION

Offices within this attractive Grade II Listed building with a variety of sizes available

ACCOMMODATION

Suite C is on the first floor at the front overlooking the High Street and comprises one large and one small room. Additional rooms are available on the first floor.

Low energy LED heating panels. Carpeted. Shared WCs. Potential parking available at additional cost		
First Floor main office	369 Sq Ft	34.28 Sq M
First floor small office	217 Sq Ft	20.16 Sq M
Total	586 Sq Ft	54.44 Sq M

RATEABLE VALUE

The office will need to be reassessed for rates as it is included in a larger assessment at present. An estimate is available upon application.



ENERGY PERFORMANCE CERTIFICATE

Band E - 123

QUOTING RENT

£2,930 per calendar month

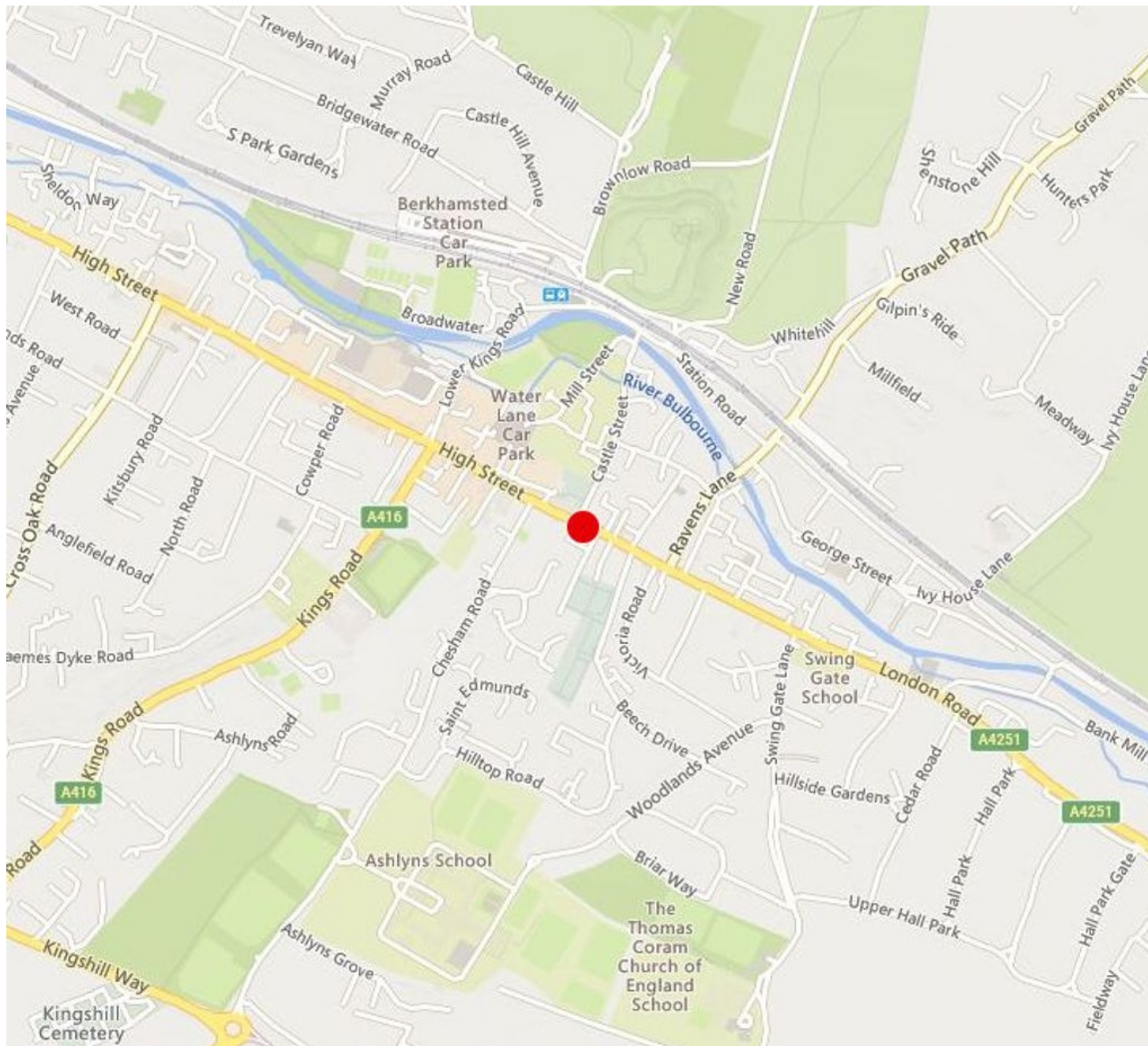
TENURE

To let on an all-inclusive lease outside the security of tenure of the Landlord & Tenant Act 1954

LEGAL COSTS

Each party to pay their own legal costs





To arrange a viewing please contact:



IAN ARCHER

Director

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CONNOR HARRINGTON

Commercial Surveyor

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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.
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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.
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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.