

**TO LET  
OFFICE**

 **GRAHAM  
SIBBALD**

**Suites C-E & G, 111-113  
High Street, Berkhamsted,  
Hertfordshire, HP4 2JF**

- Offices of 386 to 2,833 sq.ft to let in an attractive Grade II listed building
- LED low energy heating to part. Parking for up to 6 cars
- Fronting 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 G is on the ground floor, with 2 rooms plus a lobby. Suite C comprises 2 rooms. Suite E comprises 5 rooms and Suite D provides 2 rooms. Electric heating. Carpeted. Shared WCs.

|            |             |             |
|------------|-------------|-------------|
| GF Suite G | 386 Sq Ft   | 35.86 Sq M  |
| FF Suite C | 586 Sq Ft   | 54.44 Sq M  |
| FF Suite D | 500 Sq Ft   | 46.45 Sq M  |
| FF Suite E | 1,361 Sq Ft | 126.44 Sq M |
| Total      | 2,833 Sq Ft | 263.19 Sq M |

## RATEABLE VALUE

Suite C, D & E RV £59,500

Suite G RV £9,300

These assessments may need to be revised depending upon how the space is let



## **ENERGY PERFORMANCE CERTIFICATE**

Band E - 123

## **QUOTING RENT**

Rent on Application

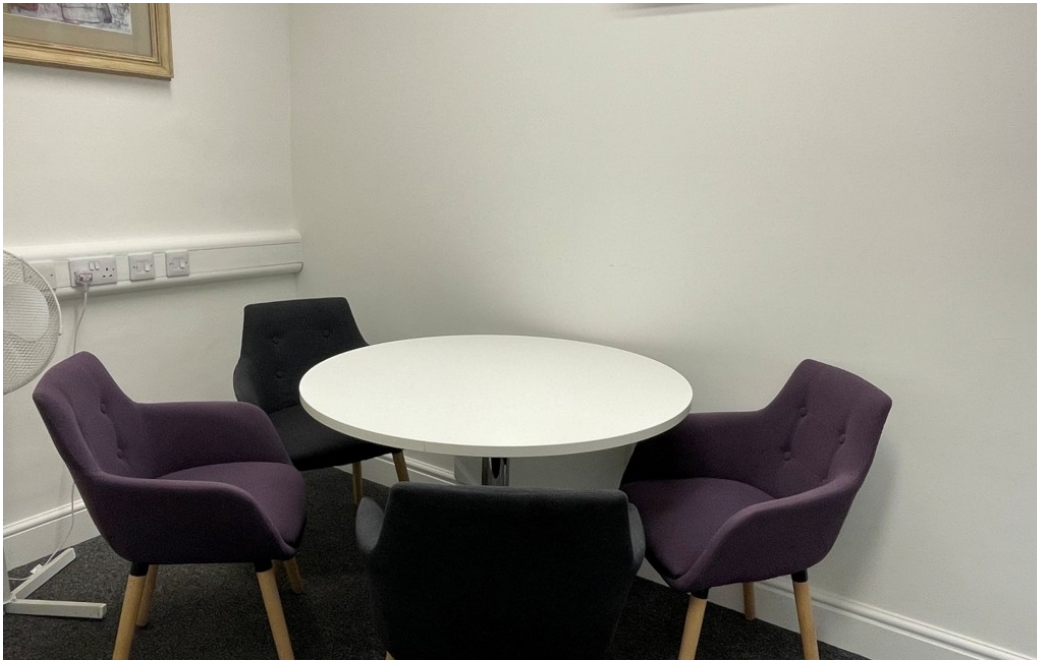
## **TENURE**

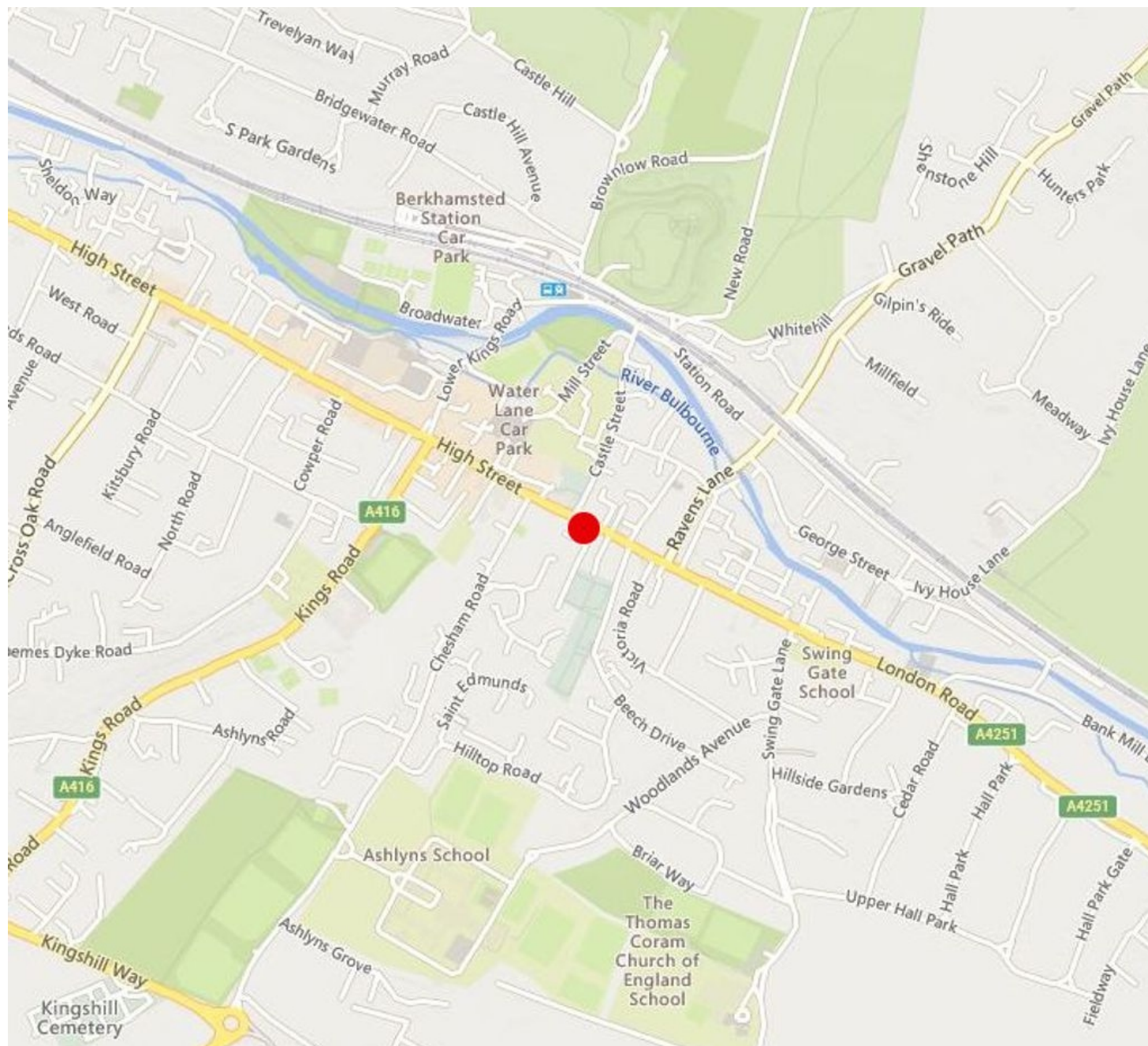
To let on a new FR&I lease outside the security of tenure of the Landlord & Tenant Act 1954

## **LEGAL COSTS**

Each party to pay their own legal costs







To arrange a viewing please contact:



**IAN ARCHER**  
Director  
ian.archer@g-s.co.uk  
01442 220800



**CONNOR HARRINGTON**  
Commercial Surveyor  
connor.harrington@g-s.co.uk  
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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.
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.
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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.