

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**Suite G Ground Floor, 111-113 High
Street, Berkhamsted,
Hertfordshire, HP4 2JF**

- Ground floor offices of 386 sq.ft to let in an attractive Grade II listed building
- LED low energy heating
- 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 one large general office, a small meeting room and a lobby. Additional rooms are available on the first floor.

Low energy LED heating panels. Carpeted. Shared WCs. Potential parking available at additional cost

Ground - lobby	44 Sq Ft	4.09 Sq M
Ground - Main office	285 Sq Ft	26.48 Sq M
Ground - meeting room	57 Sq Ft	5.3 Sq M
Total	386 Sq Ft	35.86 Sq M

RATEABLE VALUE

Suite G Rateable value £9,300 - No rates should be payable subject to terms and conditions



ENERGY PERFORMANCE CERTIFICATE

Band E - 123

QUOTING RENT

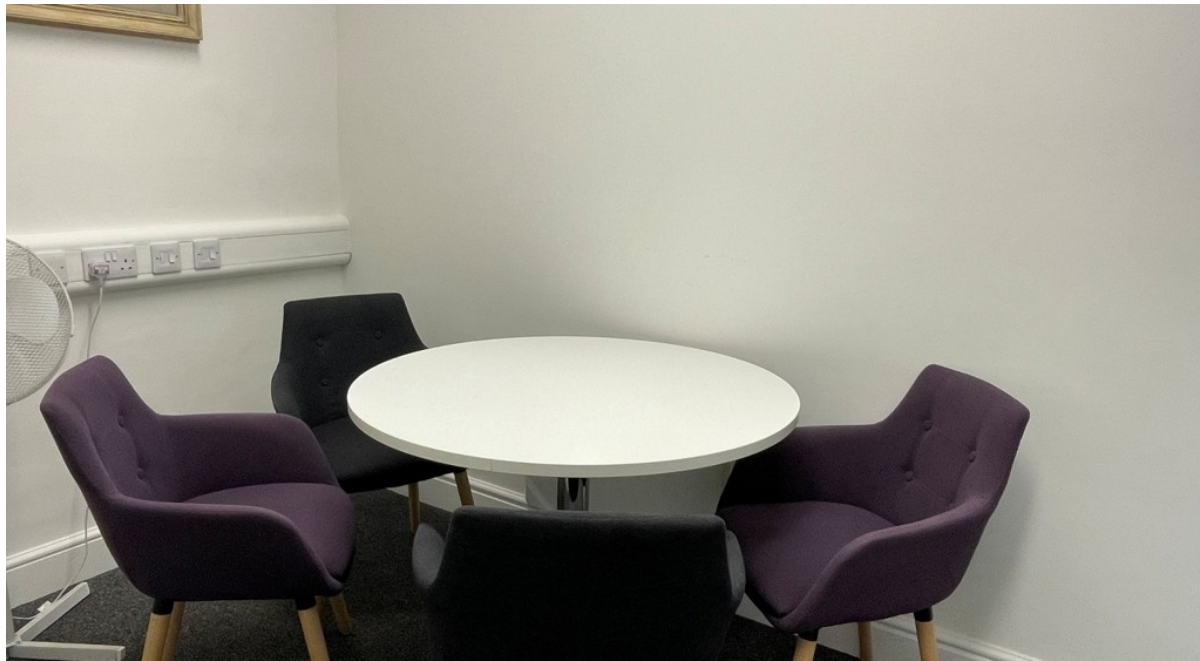
£1,930 per calendar month

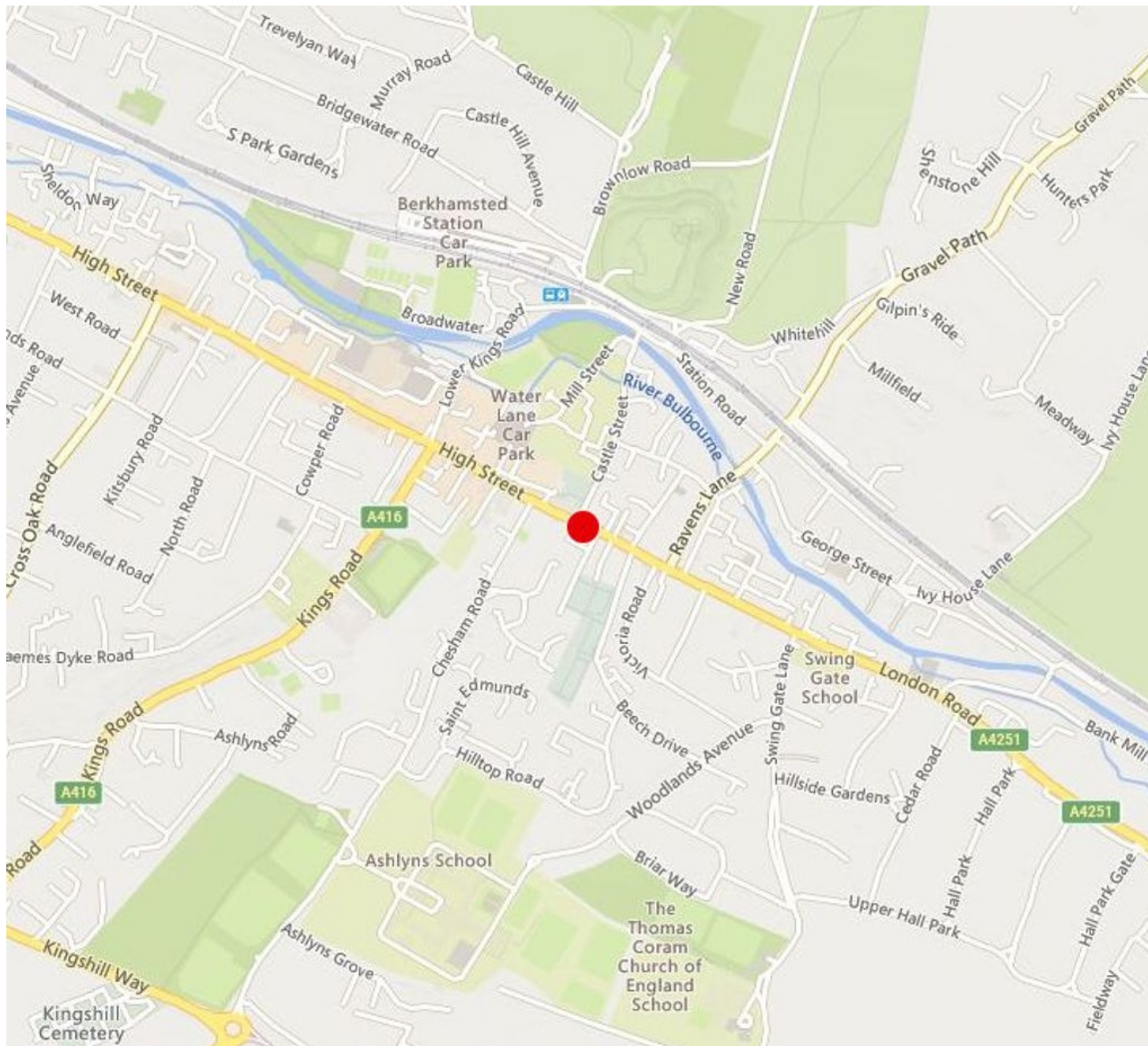
TENURE

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
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
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01442 220800

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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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.