



- Probably the best building in Berkhamsted
- Passenger lift
- Meeting room fitted in large suite
- Excellent allocated parking
- Comfort cooled first floor
- Disability access with passenger lift
- Gas central heating
- Shared kitchen on each floor with dishwasher, instant hot water and fridge
- Shared terrace overlooking the canal

**01442 220800**

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[elliott.lusby-park@argroup.co.uk](mailto:elliott.lusby-park@argroup.co.uk)

## Hardy House, Northbridge Road, Berkhamsted HP4 1EF

Office Suites in a high quality modern building

Approx. 624 sq.ft (58.0 sq m)

# To Let

[www.argroup.co.uk](http://www.argroup.co.uk)



## Description

Suite 1 & 2 are two adjoining rooms on the ground floor overlooking the canal and being south facing, to be let as one suite.

There is comfort cooling in the first floor suite, a secure access controlled entrance, a lift, shared WCs, a disabled persons WC and a shared kitchen on each floor with dishwasher, fridge and cupboard space. There is also an attractive canal side seating area to the rear.

## Parking

There is a large car park with the following allocations

Suite 1 & 2    4 spaces  
Suite 4        **UNDER OFFER**

## Location

Situated on Northbridge Road in Berkhamsted.

Town centre & train station	1.1 Miles
M1 (Junction 8)	8.1 Miles
M25 (Junction 20)	8.4 Miles



GF Suite 1



GF Suite 1



Canal view



GF Suite 2



Shared kitchen on first floor



Lift

## Floor Area

The approximate IPMS3 floor area is:

### Ground Floor

Suite 1 & 2 624 sq.ft 57.95 sq.m

### First Floor

Suite 4 1,028 sq.ft

Suite 4a 370 sq.ft

**UNDER OFFER**

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## Terms

A new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954

## Rent

Ground Floor

Suite 1 & 2 £13,750 p.a. plus VAT

First floor

Suite 4 **UNDER OFFER**

Suite 4a **UNDER OFFER**

## Business Rates

Suite 1 & 2 benefit from small business rate relief, so that the suite should have no rates to pay.

## Energy Performance Rating

Band C – rating 73.

## Service charge

A service charge is payable which will include the electricity and heating. Cost available upon application.



## Viewings

Strictly by appointment via the sole agents.

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