



- Allocated parking space
- Gated car park
- Gas central heating
- Perimeter trunking
- Double glazed windows
- Close to all town centre amenities

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Ground Floor, 2 Churchgates, The Wilderness, Berkhamsted HP4 2UB

Ground Floor Office Suite in Modern Town Centre Building

Approx. 560 Sq Ft (52.04 Sq M)

To Let

2 Churchgates, The Wilderness, Berkhamsted, Hertfordshire, HP4 2UB



Description

The property comprises a ground floor suite within this attractive modern 3-storey office building with communal WCs, gas central heating, LED lighting, carpets and allocated car parking. The car park has the benefit of a gated entrance for security security at night. There is also an entry-phone security system to the main entrance door.

There is one allocated parking space.

Location

Situated in the centre of Berkhamsted, a short walk from the railway station.
1.3 miles to the A41
7.3 miles to the M25 (J20)

Floor Area

Ground Floor -Suite 1	242 Sq Ft	NOW LET
Ground Floor -Suite 2	560 Sq Ft	52.0 Sq M
First Floor - Suite 1	430 Sq Ft	UNDER OFFER
First Floor - Suite 2	570 Sq Ft	NOW LET

There is a service charge to cover all common costs

IMPORTANCE NOTICE

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Rent

- Ground Floor Suite 1 - **NOW LET**
- Ground Floor Suite 2 - £13,750 per annum
- First Floor Suite 1 - **UNDER OFFER**
- First Floor Suite 2 - **NOW LET**

Terms

A new lease is available for a term to be agreed subject to regular rent reviews, to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954.

Business Rates

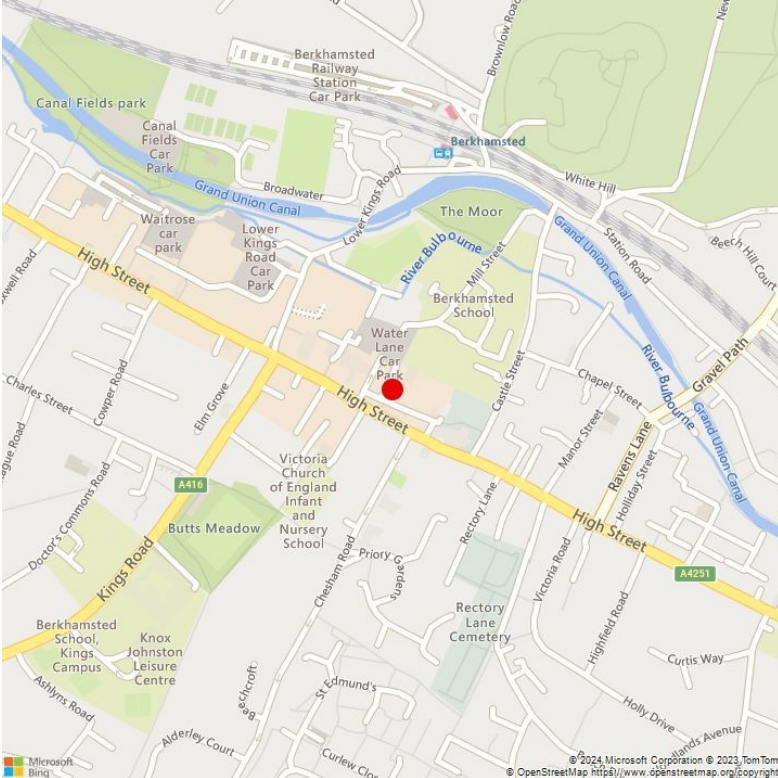
The suite will need to be reassessed but we believe that they should be at a level that would enable tenants to benefit from 100% rates relief

VAT

This property is subject to VAT in addition.

Energy Performance Rating

Band C - 66



Viewings

Strictly by appointment via the
sole agents Connor Harrington,
01442 220800,
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