



**AITCHISON
RAFFETY**



- 4 allocated parking spaces
- Air conditioned
- Own kitchenette fitted
- New LED lighting
- Mainly open plan
- 2 offices fitted
- Gas central heating
- Private gated parking

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First Floor, 1 Churchgates, The Wilderness, Berkhamsted HP4 2UB

Office Suite With Parking

Approx. 1,200 Sq Ft (111.48 Sq M)

To Let

First Floor, 1 Churchgates, The Wilderness, Berkhamsted, Hertfordshire HP4 2UB



Description

The offices provide the whole first floor of this 3 storey building being mainly open plan but with 2 meeting rooms / directors office fitted and a kitchenette. There are shared WCs, with one on each floor including a disabled persons toilet. Access is via a shared entrance. 4 car spaces are allocated.

Location

Situated in the heart of the town close to all main amenities and within a short walk of the railway station

Town centre & train station	0.4 Miles
A41	1.0 Miles
M25 (Junction 20)	7.1 Miles
M21 (Junction)	6.8 Miles

Floor Area

First Floor	1,200 Sq Ft	111.48 Sq M
Total	1,200 Sq Ft	111.48 Sq M

Rent

£27,750 per annum exclusive

Terms

The premises are available by way of a new effectively FRI lease to be excluded from the security of tenure of the Landlord & Tenant Act 1954 for a term of 6 years with a 3 year RPI index linked rent review

Business Rates

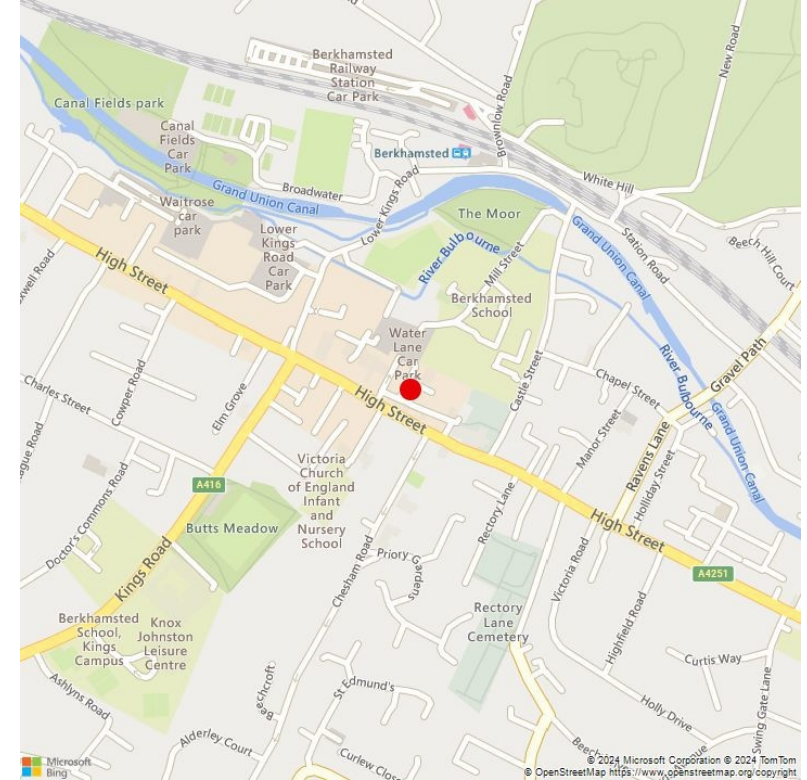
To be reassessed. An estimate is available on application.

VAT

This property is subject to VAT.

Energy Performance Rating

Band D - 91



Viewings

Strictly by appointment via the sole agents Ian Archer, 01442 220800, ian.archer@argroup.co.uk or Connor Harrington, 01442 220800, connor.harrington@argroup.co.uk



www.argroup.co.uk



RICS

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We invest in people Silver



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