



**AITCHISON
RAFFETY**



- **PRICE REDUCED**
- Class E - may suit a variety of uses
- Dedicated parking for 3-4 cars
- Air conditioned
- Kitchen
- Double glazed windows throughout
- Electric heating
- Burglar alarm with CCTV available separately

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Connor Harrington
connor.harrington@argroup.co.uk
01442 220 800

Oxford House, Northbridge Road, Berkhamsted, Herts, HP4 1EH

Detached Self-Contained Office Building

Approx. 1,265 Sq Ft (117.52 Sq M)

To Let

Oxford House, Northbridge Road, Berkhamsted, Herts, HP4 1EH



Description

The property comprises a detached two-storey self-contained commercial building. There is three phase power, a large mainly open plan area plus meeting room on the top floor , 2 rooms on the ground floor, a kitchen and parking for 3-4 cars at the front.

Location

Situated on Northbridge Road in Berkhamsted.

Town centre & train station 1.1 miles
A41 2.2 miles
M1 (Junction 8) 8.1 Miles
M25 (Junction 20) 8.4 Miles

Floor Area

Ground Floor	634 Sq Ft	58.9 Sq M
First Floor	631 Sq Ft	58.62 Sq M
Total	1,265 Sq Ft	117.52 Sq M

Rent

£2,200 per calendar month

Terms

A new lease is available for a period to be agreed on a full repairing and insuring basis, to be excluded from the security of the Landlord & Tenant Act 1954

Business Rates

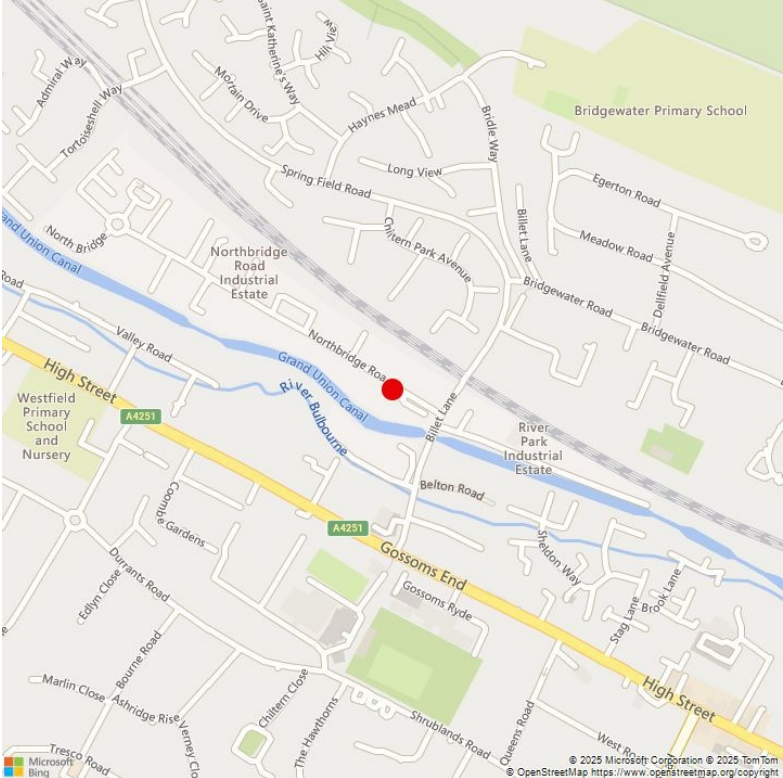
The Rateable value is £24,500. Rates payable for 2024-25 are in the region of £6,527 although this will increase from April 2025. Details on application.

VAT

We understand that the property is not elected for VAT and therefore is not payable in this instance

Energy Performance Rating

EPC rating 106 - Band E



Viewings

By appointment via sole agents -
Aitchison Raffety Ian Archer
01442 220800,
ian.archer@argroup.co.uk or
Connor Harrington,
connor.harrington@argroup.co.uk

**AITCHISON
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www.argroup.co.uk



RICS

INVESTORS IN PEOPLE™
We invest in people Silver



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