



- GROUND FLOOR ONLY
- Full height storage to part
- Full height loading door
- Air conditioning to offices
- A mix of storage, light workshop or lab type space plus office
- 2 showers
- Shared kitchen
- Shared main entrance
- Parking available
- Available on a flexible basis

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**3 River Park, Billet Lane, Berkhamsted, Herts HP4 1HL**

Ground Floor Light Workshop Plus Storage Space

Approx. 2,703 Sq Ft (251.11 Sq M)

**To Let**



# 3 River Park, Billet Lane, Berkhamsted, Hertfordshire, HP4 1HL

## Description

The property comprises the ground floor of this building, having a variety of spaces.

The area available comprises a small full height storage space with height of 5.8m (19ft) together with lab or light workshop type space with a height of 2.54m.

The lower height workshop space benefits from air-conditioning, suspended ceilings, LED lighting, separate male and female showers with changing rooms, a hard wearing floor covering and shared toilet and kitchen facilities.

There are 2 car spaces available, although it would be possible to park 2-3 cars in front of the loading door. There is also other unrestricted parking on the estate.

## Location

Situated in the centre of Berkhamsted, a short walk from the railway station

|                             |            |
|-----------------------------|------------|
| Town centre & train station | 1.0 Miles  |
| A41                         | 2.3 Miles  |
| M25 (Junction 20)           | 8.3 Miles  |
| Hemel Hempstead             | 7.6 Miles  |
| Watford                     | 14.8 Miles |
| Aylesbury                   | 13.4 Miles |



Full Height Warehouse



Lab Space 1



Lab Space 2



Shared Kitchen

# 3 River Park, Billet Lane, Berkhamsted, Hertfordshire, HP4 1HL



Shower



Lab Space 3

## Floor Area

|                      |                    |                    |
|----------------------|--------------------|--------------------|
| Full Height Storage  | 716 Sq Ft          | 66.52 Sq M         |
| Reduced Height Rooms | 1,987 Sq Ft        | 184.59 Sq M        |
| <b>Total</b>         | <b>2,703 Sq Ft</b> | <b>251.11 Sq M</b> |

## Rent

£10.00 per sq ft

## Terms

The property is available for either short or long term leasing.

## Business Rates

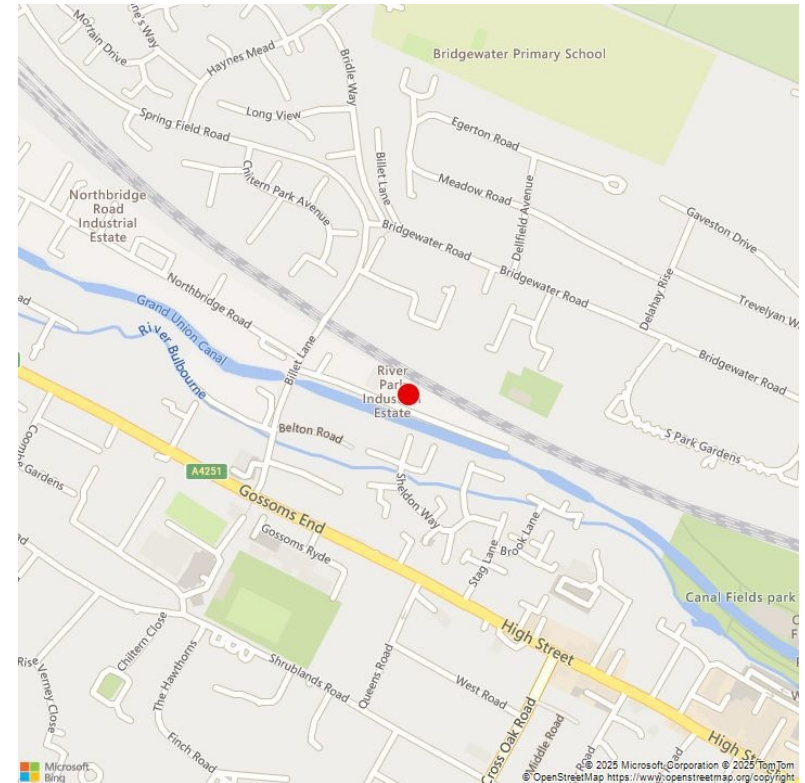
The rating assessment will need to be separated. An estimate is available upon application

## VAT

This property is subject to VAT.

## Energy Performance Rating

Rating 91 - Band D



## Viewings

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



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