



- Air conditioned
- Close to all town centre amenities
- Railway station within 300 yards
- Allocated parking for 1 car
- Access to 1GB guaranteed broadband at extra cost

Ian Archer  
[ian.archer@argroup.co.uk](mailto:ian.archer@argroup.co.uk)

Connor Harrington  
[connor.harrington@argroup.co.uk](mailto:connor.harrington@argroup.co.uk)

01442 220800

**Suite 5, 29A Lower Kings Road, Berkhamsted, Herts HP4 2AB**

First Floor Office Suite Available

Approx. 401 Sq Ft (37.25 Sq M)

**To Let**

Suite 5, 29A Lower Kings Road, Berkhamsted, Hertfordshire, HP4 2AB



Description

The property comprises an office suite within this modern, contemporary office building refurbished in 2020 to a high standard, to include air conditioning, new high quality powder coated double glazed windows plus one parking space available.

There are shared WCs plus a shared kitchenette.

Location

Situated in the centre of Berkhamsted, within a few yards of the railway station, which has a fast and regular service to London Euston in a time of 33 minutes.

Floor Area

First Floor - Suite 5	401 Sq Ft	37.25 Sq M
Total	401 Sq Ft	37.25 Sq M

Rent

£1,000.00 per calendar month excl

Terms

A new lease is available for a term to be agreed from 2 years upwards. There is a service charge for maintenance of the common parts. Leases are to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

Business Rates

We believe that no rates should be payable subject to terms and conditions.

VAT

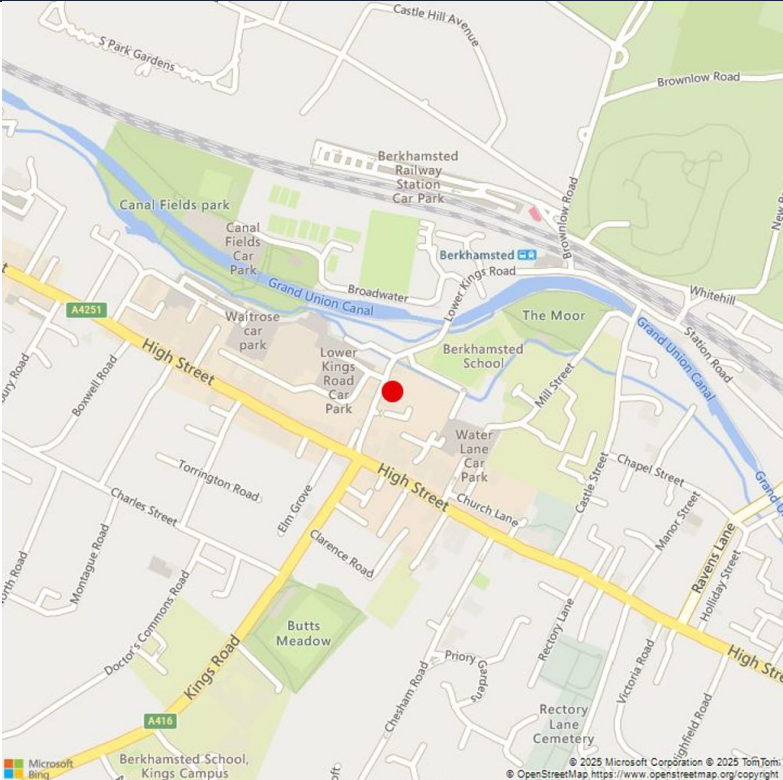
This property is subject to VAT.

Energy Performance Rating

Band B - 45

Service Charge

£250 per calendar month



Viewings

Strictly by appointment via the sole agent - Aitchison Raffety  
01442 220800  
lan.archer@argroup.co.uk or  
connor.harrington@argroup.co.uk

AITCHISON  
RAFFETY

www.argroup.co.uk



IMPORTANCE NOTICE  
Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.