



- 2 car spaces allocated
- Air-conditioned
- Gas central heating
- Fitted recently with LED lighting
- Own Kitchenette
- Open plan plus meeting room
- Carpeted

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## First floor 3 Churchgates, Berkhamsted HP4 2UB

Office suite

Approx. 1,191 sq.ft (110.6 sq.m)

Rent £23,000 per annum

# To Let

[www.argroup.co.uk](http://www.argroup.co.uk)



## Description

The office provides a mainly open plan suite but with a meeting room / directors office fitted and a kitchenette. There are shared WCs, with one on each floor. Access is via a shared entrance. 2 car spaces are allocated.

## Location

The property is in the heart of Berkhamsted, and is accessed off the High Street via the car park at the rear of Tesco's known as The Wilderness. All main town centre shops and amenities are near-by

The railway station is also within a short walk with a regular service with 4 trains an hour to London (Euston) in a fastest time of 35 mins

## Floor Area

The approximate net internal floor area is:

First Floor	1,191 sq ft	110.6 sq m
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## Rent

To rent at £23,000 per annum exclusive plus VAT

## 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 to be agreed subject to regular rent reviews

## Business Rates

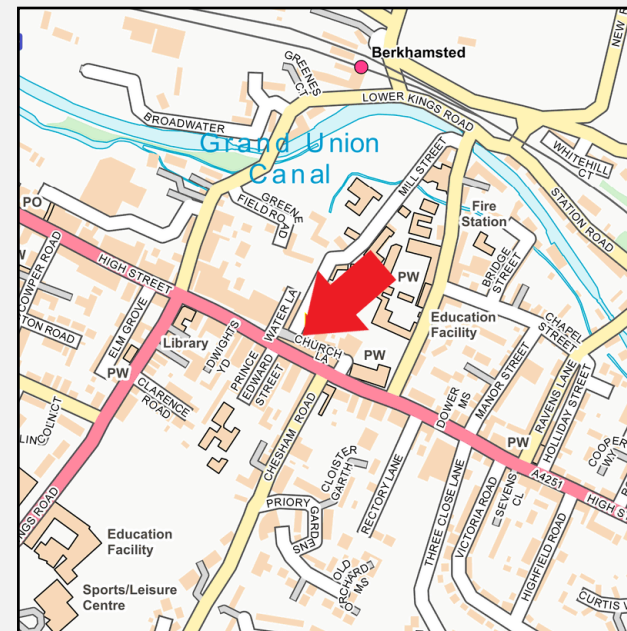
From Internet enquiries the Rateable Value is £20,000. Rates payable £9,820 (2019-20)

## Energy Performance Rating

EPC Rating 65—Band C

## Service Charge

For the upkeep of the property and car park and waste removal. An estimate is available upon application



## Viewings

Strictly by appointment via the sole agents.

**01442 220800**

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