



- Self-contained suite
- Class E premises - may suit a variety of uses
- Parking for 2 cars
- Kitchen
- 2 rooms plus kitchen
- Electric heating

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1st Floor, Rear Of 117 High Street, Berkhamsted HP4 2DJ

Self-Contained Commercial Studio/Office

Approx. 482 Sq Ft (44.78 Sq M)

To Let

1st Floor, Rear Of 117 High Street, Berkhamsted, Hertfordshire, HP4 2DJ



Description

The property provides a small self-contained space divided into 2 rooms plus a kitchen/store, with its own front door from an external staircase and parking for 2-3 cars.

Location

Situated in the heart of Berkhamsted town centre, accessed via Rectory Lane, at the far end of the car park at the rear of 111-113 High Street.

Floor Area

Room 1	215 Sq Ft	19.97 Sq M
Room 2	192 Sq Ft	17.84 Sq M
Kitchen	75 Sq Ft	6.97 Sq M
Total	482 Sq Ft	44.78 Sq M

Rent

£11,000 per annum exclusive

Terms

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

Business Rates

The rateable value is £8,800. Tenants should be able to apply for zero rates subject to terms and conditions.

VAT

This property is subject to VAT.

Energy Performance Rating

Awaiting EPC



Viewings

By appointment via sole agents -
Aitchison Raffety 01442 220800,
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