

TO LET
OFFICE



**2 Churchgates, Part Ground Floor
Suite, The Wilderness,
Berkhamsted, Herts, HP4 2UB**

- 286 sq.ft ground floor office with 1 parking space
- Comfort Cooling/ Heating, Double glazed windows
- Inclusive rent
- Shared kitchen and entryphone system

LOCATION

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

1.3 miles to the A41

7.3 miles to the M25 (J20)



DESCRIPTION

The property comprises a ground floor suite within this attractive modern 3 storey office building with communal WCs.

ACCOMMODATION

The suite benefits from comfort cooling/ heating, LED lighting, carpets and 1 allocated parking space. The car park has the benefit of a gated entrance for security at night. There is also an entryphone security system to the main entrance door.

The suite is available on an inclusive rent to include utilities and service charge with the tenant responsible for business rates and telecoms.

Part Ground Floor Suite	286 Sq Ft	26.57 Sq M
-------------------------	-----------	------------

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £6,400 with should benefit from business rates relief.

VAT

This property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE

C - 66

QUOTING RENT

£11,500 Per Annum

TENURE

Available on a new lease by negotiation.

SERVICE CHARGE

Service charge included within the quoting rent.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

To arrange a viewing please contact:

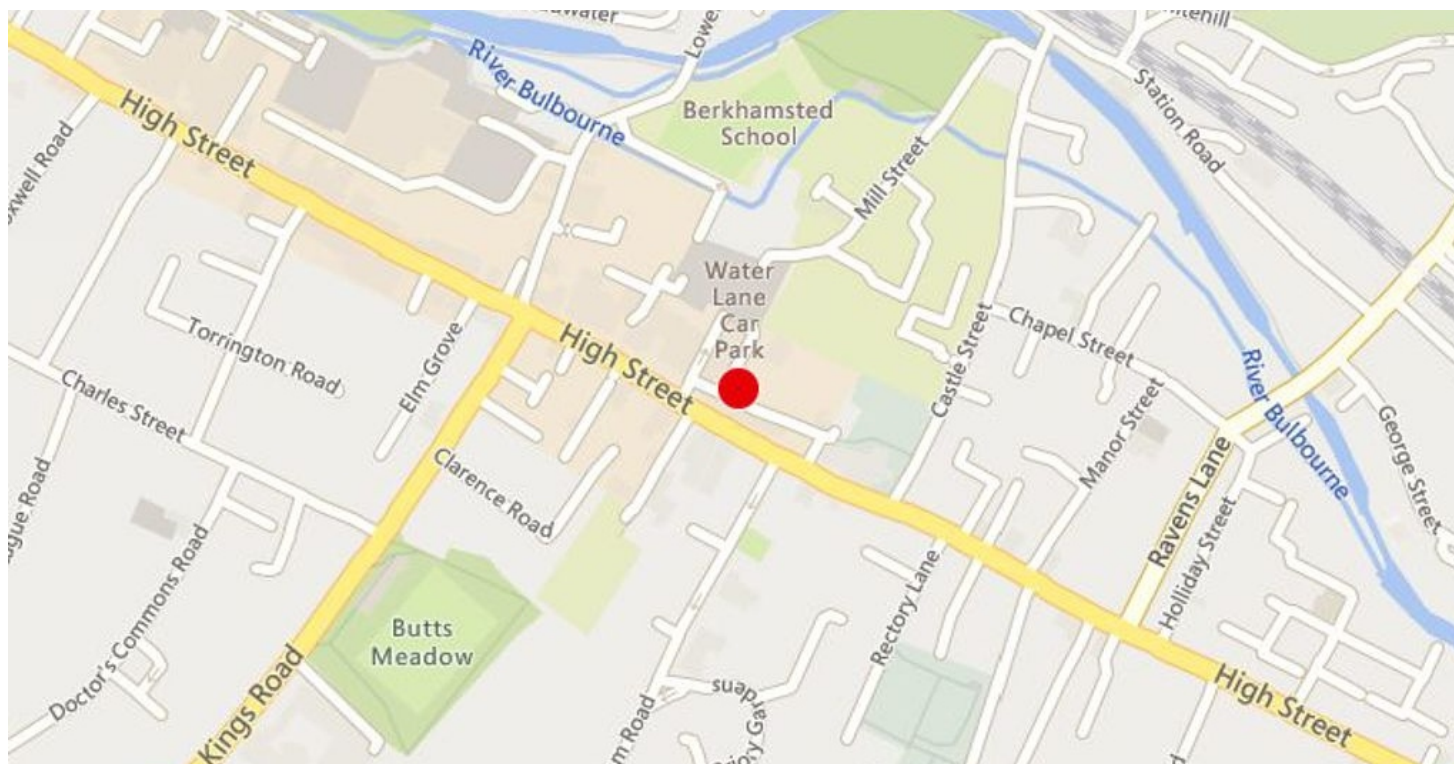


CONNOR HARRINGTON

Commercial Surveyor

connor.harrington@g-s.co.uk

01442 220800



IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.