

TO LET
TOWN CENTRE OFFICE



**Part First Floor 2 Churchgates, The
Wilderness, Berkhamsted,
Hertfordshire, HP4 2UB**

- 430 Sq ft office with 1 parking space
- Comfort Cooling/ Heating. Double glazed windows.
- Entryphone system and private kitchen
- Service charge to cover utilities.

LOCATION

2 Churchgates is located in the centre of Berkhamsted, close to all local amenities, town centre parking and within a short walking distance of the railway station. Local shops include Tesco Express, TG Jones, Cafe Nero and Starbucks, all within a short distance of the Churchgates development.

The property further benefits from good communications via road being

1.3 Miles A41
7.3 Miles M25 (J20)



DESCRIPTION

2 Churchgates is an attractive 3 storey modern office building with air conditioning and communal w/c's within a secure building with entryphone system. The available suite is located on the first floor and is a good sized office benefiting from LED lighting, heating/ cooling system and a private kitchenette. The property also benefits from 1 private parking space.

ACCOMMODATION

Part first floor office suite available from October 2026.

Part First Floor Suite	430 Sq Ft	39.95 Sq M
Total	430 Sq Ft	39.95 Sq M

RATEABLE VALUE

The property has a rateable value of £8,800 and should qualify from small business rates relief, subject to T&C's.



VAT

The property is subject to VAT in addition.

ENERGY PERFORMANCE CERTIFICATE

C 66

QUOTING RENT

£11,500 Per Annum

TENURE

Available for a new lease by negotiation.

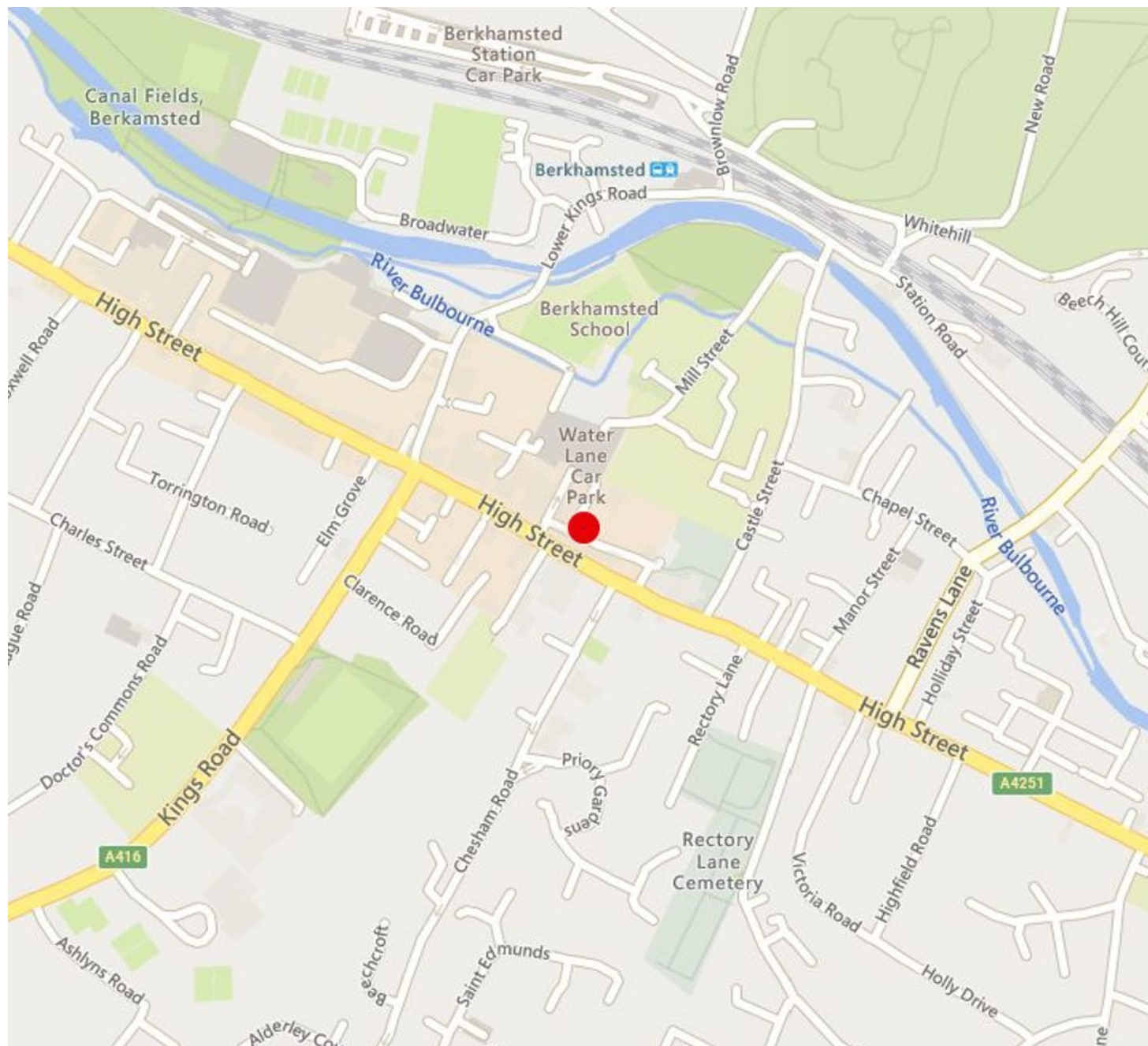
SERVICE CHARGE

A service charge will be applicable with further details on application.

LEGAL COSTS

Each party is to responsible for their own legal costs.





To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801

IMPORTANT NOTICE

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