



TO LET
TOWN CENTRE
FIRST FLOOR OFFICE

168 HIGH STREET
BERKHAMSTED, HERTFORDSHIRE, HP4 3AP

1,115 - 3,482 sq ft (103.58 - 323.48 sq m)

KEY INFORMATION

Suite:	sq ft:	sq m:
1	1,115	103.58
2	2,367	219.90
Total	3,482	323.48

Rent: POA

Rateable Value: To be assessed

Lease: Available on a new lease direct from the landlord

Legal Fees: Each party to bear their own costs

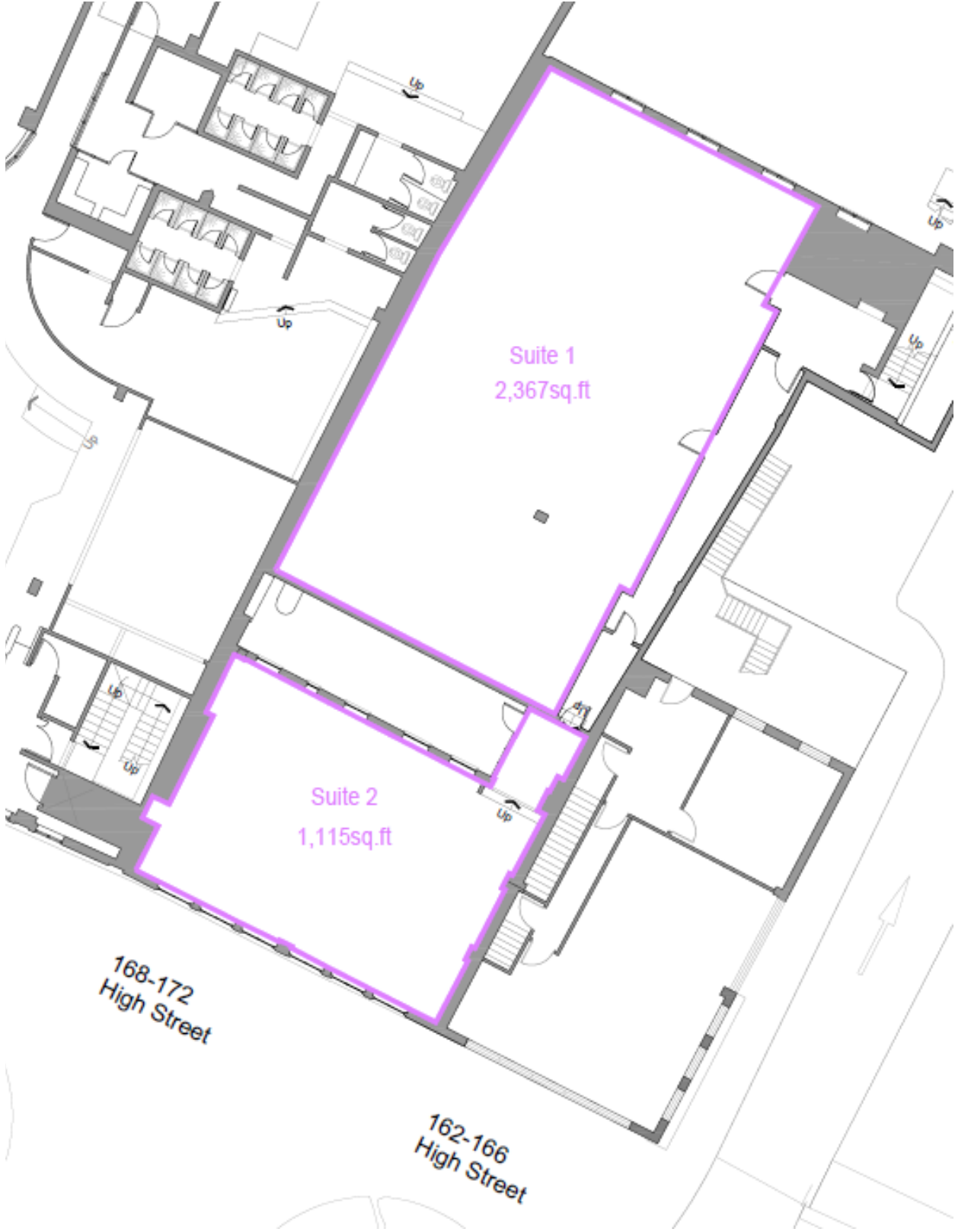
Class: E

EPC: C

DESCRIPTION

Position your business in the heart of Berkhamsted's thriving High Street with this first floor office opportunity above Waterstones. This well-presented workspace offers a great combination of central location, flexible configuration and excellent accessibility, ideal for growing businesses seeking a professional and convenient base.

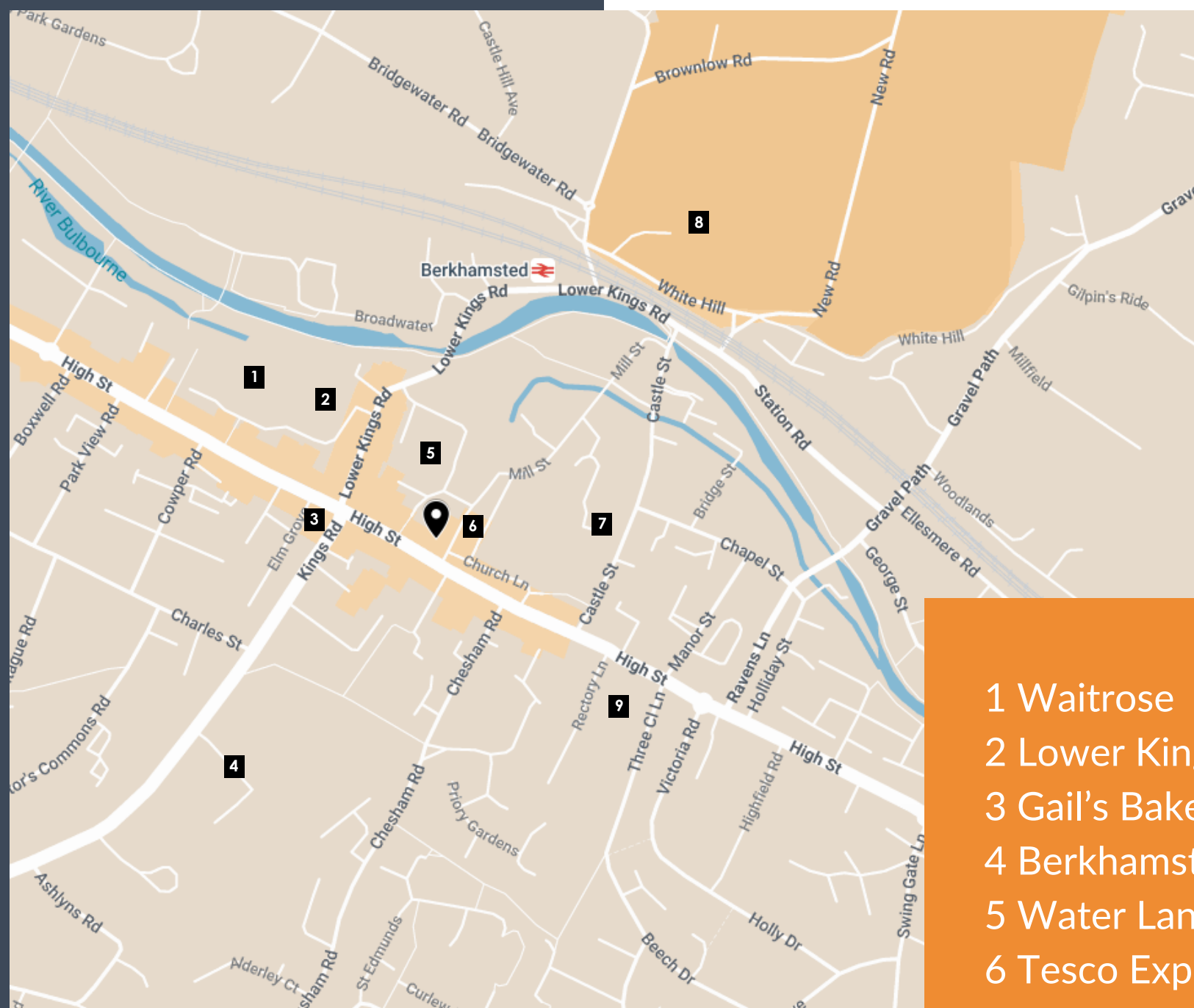
FLOOR PLAN



First floor



Please note, the photographs shown are indicative of the intended specification but are not photographs of the actual property.



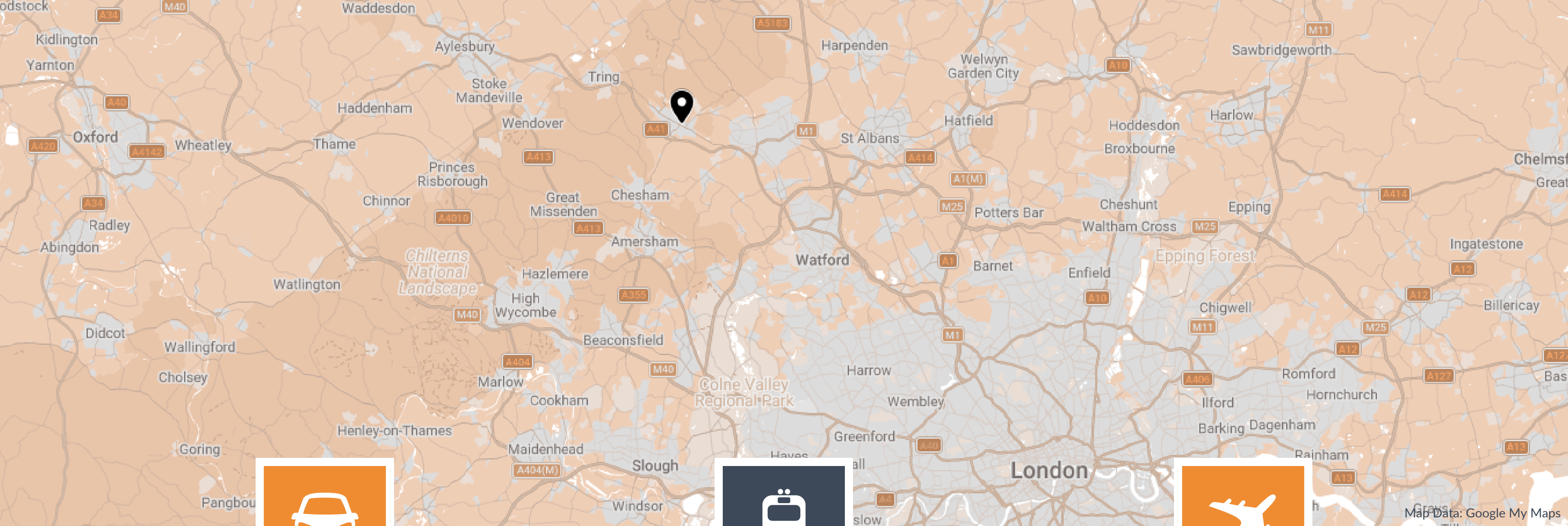
Map Data: Google My Maps

LOCATION

Berkhamsted is renowned for its attractive high street, independent retailers, cafés, and restaurants, all of which contribute to a vibrant and welcoming working environment.

Located just off the A41, Berkhamsted provides excellent road links to the M25, Hemel Hempstead, Watford, and Central London. Berkhamsted railway station offers fast, direct services to London Euston, making it an ideal base for businesses requiring convenient access to the capital without the associated overheads.

- 1 Waitrose
- 2 Lower Kings Road Multistorey Car Park
- 3 Gail's Bakery
- 4 Berkhamsted Gils School
- 5 Water Lane Car Park
- 6 Tesco Express
- 7 Berkhamsted Boys School
- 8 Berkhamsted Castle
- 9 The Rex Cinema



CAR

7 MILES TO M25 (J20)

Berkhamsted is within 7 miles of both J20 of the M25 (via A41) and J8 of the M1.



TRAIN

0.3 MILES TO BERKHAMSTED STATION

Walk to Berkhamsted station in 5 minutes with regular services into London Euston or Milton Keynes Central.



AIRPORT

16 MILES TO LUTON AIRPORT

Worldwide connections within easy reach of Berkhamsted.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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Please note that all images are for illustrative and indicative purposes only.

August 2026

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