

Office Suites on all-inclusive rent
From 621 sq ft - 2,272 sq.ft (58 sq.m - 211 sq.m)

**AITCHISON
RAFFETY**



Bourne House
Prince Edward Street, Berkhamsted HP4 3EZ

To Let

- Private allocated parking
- Air-conditioning
- New LED low cost lighting installed
- New carpets
- Passenger Lift
- CCTV
- Kitchen facilities
- Close to railway station



RICS



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T: 01442 220800
Email: ian.archer@argroup.co.uk

www.argroup.co.uk

Bourne House,
Prince Edward Street
Berkhamsted, Herts
HP4 3EZ



Description

The premises comprise an attractive modern 3-storey office with car parking for 22 cars in total. The space has just undergone a full refurbishment throughout to benefit from redecoration, new carpets, new LED lighting and new perimeter trunking with Cat 6 wiring available that can be connected through the landlords IT cabinet if required. There are communal WC's. Suites can be provided from around 621 sq.ft up 2,272 sq.ft

Location

The building is in Prince Edward Street, off the High Street in the centre of town, with all main amenities within yards. The railway station is also within a short walk, with a fast and regular service to London (Euston).

Floor Area

Suites are available in a combination of sizes from 621 sq.ft up to a total of 2,272 sq.ft.—see price list

Rent

See price list

Terms

A new lease is available for a period to be agreed on an all-inclusive basis but excluding business rates

Business Rates

To be assessed,. An estimate is available upon request

Energy Performance Rating

Rating 86 Band D. A full copy is available

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

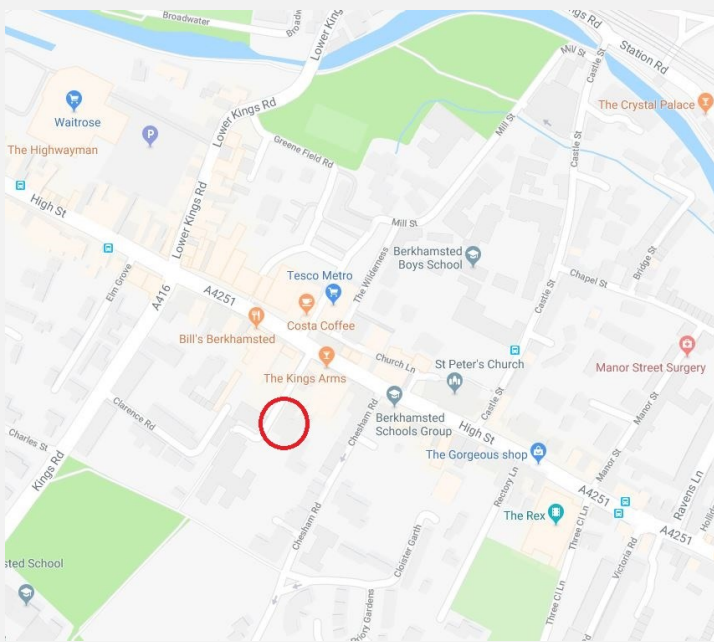
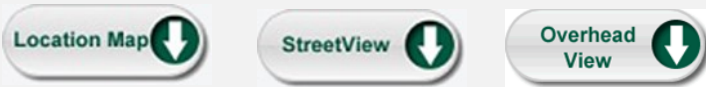
We understand that VAT will be payable in this transaction in addition

Viewings

Strictly by appointment with joint agents

Ian Archer or Emma Kibble

01442 220800



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