

**TO LET
OFFICE**

**GRAHAM
SIBBALD**

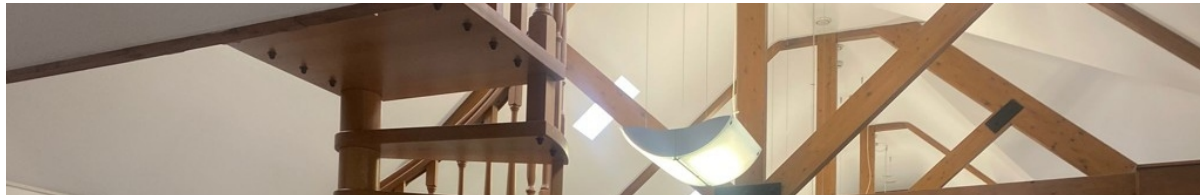


**The Pavilion, Ashlyns Hall,
Chesham Road, Berkhamsted,
Hertfordshire, HP4 2ST**

- Comfort cooling
- Up to 1 GB broadband available at extra cost
- Detached building
- Self-contained

LOCATION

The Ashlyns Hall Estate is immediately adjacent to the Chesham/Berkhamsted turning of the A41 which leads to J20 of the M25 only 13 miles away to the east, as well as to Aylesbury in the west. There is a mainline railway station in the town on the Silverlink line to London (Euston) with a regular service in a best time of around 29 minutes. When entering the Estate take the left fork with signs to 'The Pavilion'.



DESCRIPTION

The Pavilion is a detached self-contained office building that was completely rebuilt in 2000 of a timber frame structure with timber cladding externally under a pitched tiled roof. The office is set within the Ashlyns Hall Estate comprising approximately 13 acres of land with a complex of offices, an elderly care home and a children's day nursery, with the original building being a Grade II Listed mansion dating from circa 1802.

The building itself is mainly laid out at ground floor level with spiral staircases leading to 2 gallery areas. There is comfort cooling, male and female WC's, a kitchen fitted with plumbing for a dishwasher, double-glazed timber casements and plenty of natural light with full height ceilings. Heating is gas-fired. There is also LED lighting, and Cat 5 cabling with pre-wired floor boxes.



ACCOMMODATION

The Pavilion is a detached self-contained office building that was completely rebuilt in 2000 of a timber frame structure with timber cladding externally and having a pitched tiled roof. The office is set within the Ashlyns Hall Estate comprising approximately 13 acres of land with a complex of offices, an elderly care home and a children's day nursery, with the original building being a Grade II Listed mansion dating from circa 1802.

The building itself is mainly laid out at ground floor level with spiral staircases leading to 2 gallery areas. There is comfort cooling, male and female WC's, a kitchen fitted with plumbing for a dishwasher, double-glazed timber casements and plenty of natural light with full height ceilings. Heating is gas-fired. There is also Cat 2 lighting, Cat 5 cabling with pre-wired floor boxes and a fibre-

GRAHAM + SIBBALD

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

Rating 62 - Band C

QUOTING RENT

£41,000 Per Annum

TENURE

A new lease is available on an internal repairing basis for a term to be agreed subject to regular rent reviews. The lease will be excluded from the Security of Tenure Provisions of the Landlord and Tenant Act 1954. There will be a fixed service charge payable for maintenance of the Estate, exterior of the building and building insurance. Cost upon application.

To arrange a viewing please contact:



IAN ARCHER

Director

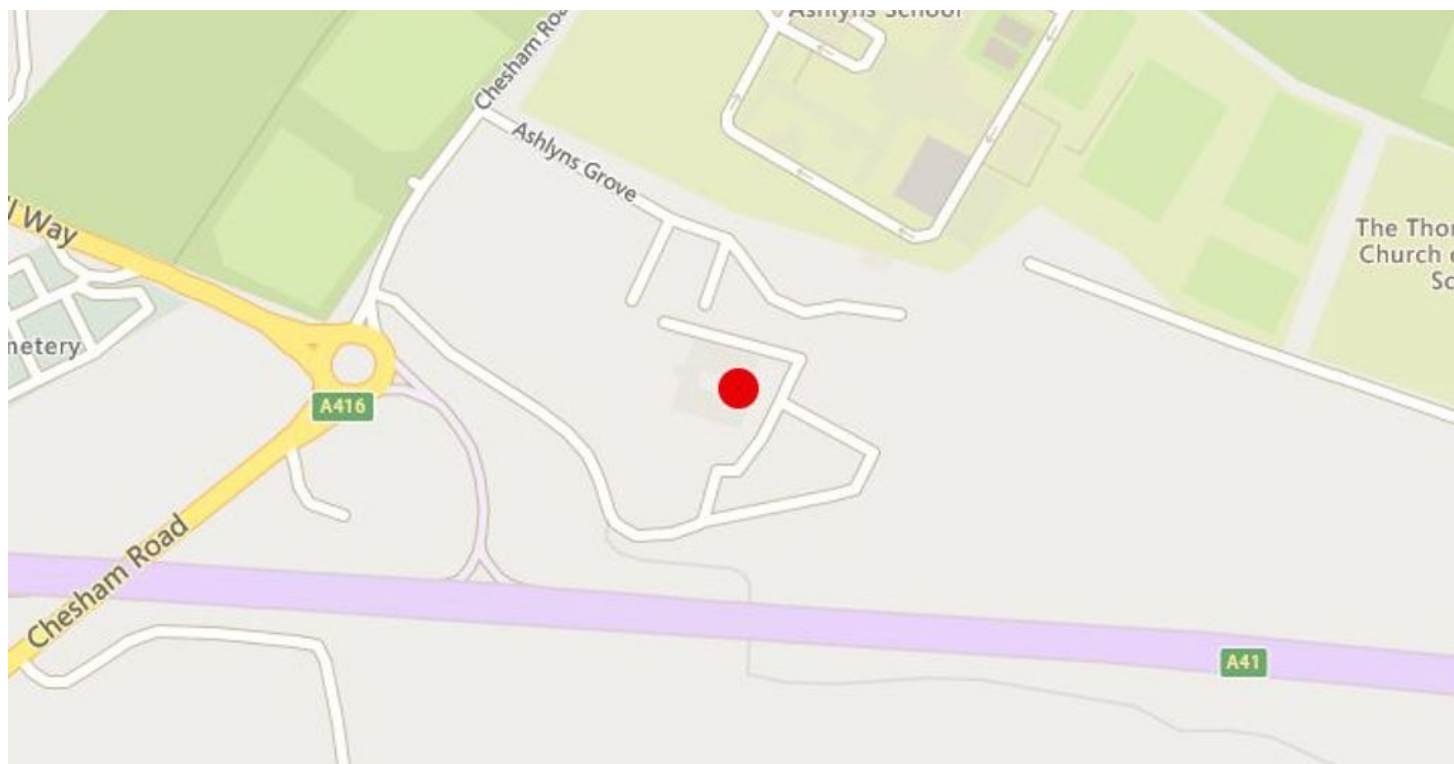
ian.archer@g-s.co.uk
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CONNOR HARRINGTON

Commercial Surveyor

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01442 220801



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.

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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.