



- Modern open plan office space
- Recently refurbished
- Allocated parking
- Comfort cooled to Suite 2a
- Disability access with passenger lift
- Gas central heating
- Shared kitchen with dishwasher and fridge
- Overlooking canal

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Hardy House, Northbridge Road, Berkhamsted HP4 1EF

Office Suites in a high quality modern building

Approx. 370 sq.ft & 382 sq ft or total 752 sq.ft(34.4 & 35.5 sq m)

To Let

Description

Two first floor suites remain available in this high quality detached office. One suite has recently been let. The remaining suite are on opposite sides of a corridor on the same floor. Each suite provides a single open plan room

There is a comfort cooling, secure access controlled entrance, a lift, shared WCs, a disabled persons WC and a shared kitchen with dishwasher, fridge and cupboard space. There is also an attractive canal side seating area to the rear.

Parking

There is a large car park with the following allocations

Suite 2a 2 spaces
Suite 4a 2 spaces

Location

Situated on Northbridge Road in Berkhamsted.

Town centre & train station 1.1 Miles
M1 (Junction 8) 8.1 Miles
M25 (Junction 20) 8.4 Miles



Main entrance



Suite 2a



Canal view for Suite 2a



Suite 4a



Shared kitchen on first floor



Lift

Floor Area

The approximate net internal floor area:

| | | |
|----------|------------|------------|
| Suite 2 | LET | |
| Suite 2a | 382 sq.ft | 35.5 sq. m |
| Suite 3a | LET | |
| Suite 4a | 370 sq.ft | 34.4 sq. m |
| Total | 752 sq.ft | 69.9 sq. m |

Terms

A new effectively full repairing and insuring lease is available for a term to be agreed to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Rent

| | |
|-------------|----------------------|
| First Floor | |
| Suite 2 | LET |
| Suite 2a | £8,405 p.a. plus VAT |
| Suite 3a | LET |
| Suite 4a | £8,140 p.a. plus VAT |

Business Rates

Each suite should have no rates to pay subject to terms and conditions

Energy Performance Rating - C -73.

Service charge

A service charge is payable which will include the electricity and heating. This is based upon approx £7 per sq.ft per year plus VAT, but is a variable charge



Viewings

Strictly by appointment via the sole agents.

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