



- To let
- Large warehouse with offices
- Parking for 15 cars
- Offices at first floor level
- WCs at ground and first floor
- Height 7.95m to beam
- 9.57m to apex of roof
- Roller shutter loading door

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# 1 Canalside, Northbridge Road, Berkhamsted, HP4 1EG

Warehouse and office unit with good parking

Approx. 9,745 sq ft (905.3 sq m)

## To Let

[www.argroup.co.uk](http://www.argroup.co.uk)



# 1 Canalside, Northbridge Road, Berkhamsted, Herts HP4 1EG



## Description

The property comprises the majority of a larger detached warehouse currently occupied as a single unit. The building benefits from offices with gas CH and perimeter trunking, male & female WCs and a kitchen

## Location

Situated at the end of Northbridge Road, the main industrial estate in Berkhamsted, adjacent to the canal

Town centre & train station	1.0 Miles
A41	2.1 Miles
M25 (Junction 20)	8.2 Miles
M1 (Junction 8)	9.5 Miles

## Lease Terms

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

## Floor Area

The approximate gross internal floor area:

GF Warehouse	8,322 sq ft	773.1 sq m
FF Offices	<u>1,424 sq ft</u>	<u>132.3 sq m</u>
<b>Total</b>	<b>9,746 sq ft</b>	<b>905.3 sq m</b>

## Rent

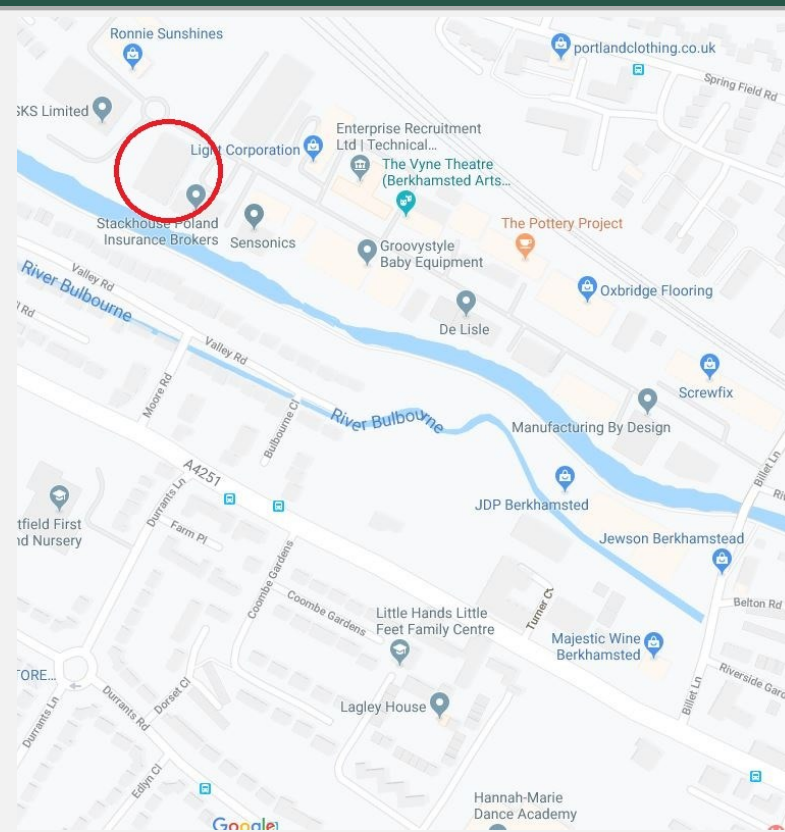
£86,000 p.a. exclusive

## Business Rates

The rateable value will need to be reassessed and an estimate is available upon application

## Energy Performance Rating - Awaited.

VAT - all prices quoted will be subject to VAT



## Viewings

Strictly by appointment via the sole agents.

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