



- To let
- Character self contained office suite
- Six car parking spaces
- Three offices
- Outdoor space
- Close to A41 junction

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The Cottage, Ashlyns Hall, Chesham Road, Berkhamsted, Hertfordshire. HP4 2ST

Character office suite with six car parking spaces

Approx. 651 sq ft (60.5 sq m)

To Let

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Description

The property comprises a self contained office suite with three offices, a tea point and WC. There is also an outdoor space with decking to the rear as well as a garden area.

Location

Situated within Ashlyns Hall close to the A41 Chesham junction:

Town centre & train station	1.3	Miles
A41	0.1	Miles
M25 (Junction 20)	8.3	Miles
M1 (Junction 8)	8.5	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. There is a service charge in addition. Details upon application.

Floor Area

The approximate gross internal floor area:

GF Offices	651 sq ft	60.5 sq m
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Rent

£13,000 p.a. exclusive

Business Rates

From enquires with the valuation office we understand the rateable value to be £9,500 pa and therefore there should be no rates to pay.

Energy Performance Rating

E rating.

VAT

All prices quoted will be subject to VAT

Viewings

Strictly by appointment via the sole agents.

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