



- Private allocated parking for 3 cars
- Own front door
- Redecorated
- Own Kitchenette
- Own WC
- LED low energy cost lighting
- New carpets
- Gas central heating
- Double glazed windows
- Walking distance of the station

01442 220800
ian.archer@argroup.co.uk
hugo.harding@argroup.co.uk

3a Claridge Court, Lower Kings Road, Berkhamsted HP4 2AF

First and second floor office suite with parking

477 & 640 sq.ft or total 1,117 sq ft (44.3 - 103.6 sq m)

To Let

01442 220800

www.argroup.co.uk

3a Claridge Court, Lower Kings Road, Berkhamsted HP4 2AF

Description

The offices provide open plan office space on the first and second floors within this small private courtyard development built in around 1990. Heating is provided by gas central heating and there are male and female WC's. 3 car spaces are allocated in the rear car park which benefits from a security barrier

Location

The property is in Lower Kings Road, in the heart of Berkhamsted, close to all amenities.

The railway station is also within a short walk with a regular service with 4 trains an hour to London (Euston) in a fastest time of 35 mins

Town centre & train station	350 yds
A41	1.0 Miles
M25 (Junction 20)	7.1 Miles
M1 (Junction)	6.8 Miles

Lease terms

A new lease is available for a length to be agreed on a full repairing and insuring basis, to be excluded from the security of tenure of the Landlord & Tenant Act 1954 subject to regular rent reviews

Please note that the floors can be let separately



Second floor rear view



Second floor front view



Kitchen



Main entrance



First floor front view

Floor Area

The approximate net internal floor area is:

First floor	640 sq.ft.	59.4 sq.m
Second floor	477 sq.ft.	44.2 sq.m
Total	1,117 sq.ft	103.6 sq.m

Rent

£20 per sq.ft plus VAT if applicable. There is also a service charge payable for common costs. Details upon application

Business Rates

The business rates for the property will need to be re-assessed. If each floor is occupied separately then we believe that no rates will be payable for the second floor although the first floor is likely to have a small charge

Energy Performance Rating

An EPC has been commissioned and is awaited



Car park entrance

Viewings

Strictly by appointment via the agents.

01442 220800

ian.archer@argroup.co.uk

Hugo.harding@argroup.co.uk



IMPORTANT NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchasers/lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.