



AITCHISON
RAFFETY



- Second Floor Open Plan Suite
- Parking allocated for 2 cars
- Comfort cooling
- Gas central heating
- Access to BT Superfast Broadband
- Double glazed windows
- Automatic barrier to car park

Ian Archer
ian.archer@argroup.co.uk
01442 220 800

Elliot Lusby-Park
elliot.lusby-park@argroup.co.uk
01442 220800

Suite J Bourne House, Prince Edward Street, Berkhamsted, HP4 3EZ

Second Floor Open Plan Suite

Approx. 1,055 Sq Ft (98.01 Sq M)

To Let

Suite J Bourne House, Prince Edward Street, Berkhamsted, HP4 3EZ



Description

The property comprises a suite within an attractive modern 3-storey office building with a secure gated car park. It has undergone a complete renovation recently with new carpets, ceilings, LED lighting and computer trunking. There are communal WCs, a lift and a shared kitchen on each floor.

Location

Situated in the centre of Berkhamsted, a short walk from the railway station

Town centre & train station 0.5 Miles
A41 1.3 Miles
M25 (Junction 20) 7.3 Miles

Rent

£24,500 per annum exclusive

Terms

Available to let on a new lease for a term to be agreed to be excluded from the Landlord & Tenant Act 1954

VAT

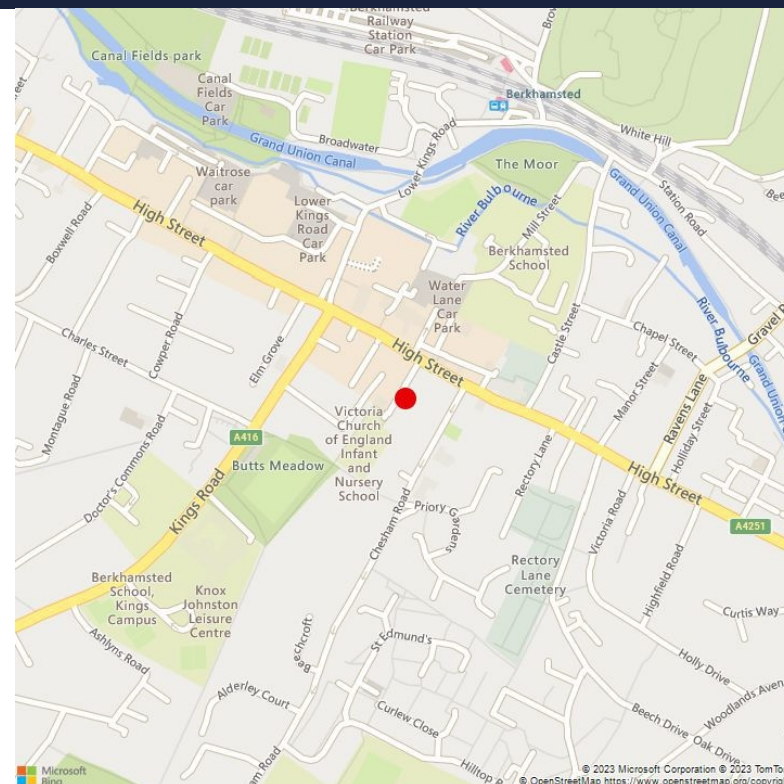
This price is subject to VAT in addition.

Energy Performance Rating

EPC rating 86 - Band D

Service Charge

There is a service charge for the cost of upkeep of the building, including cleaning, lighting and maintenance of common parts and the exterior. Cost available upon application



Viewings

Strictly by appointment via
the sole agent - Aitchison
Raffety 01442 220800
Ian.archer@argroup.co.uk or
Elliot.lusby-
park@argroup.co.uk

AITCHISON
RAFFETY

www.argroup.co.uk



INVESTORS IN PEOPLE™
We invest in people Silver



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