



**AITCHISON  
RAFFETY**



- Large open plan office/showroom
- 5 allocated parking spaces
- Gas central heating
- Well maintained building
- Shared WCs
- Underfloor trunking for telecoms
- All inclusive rent

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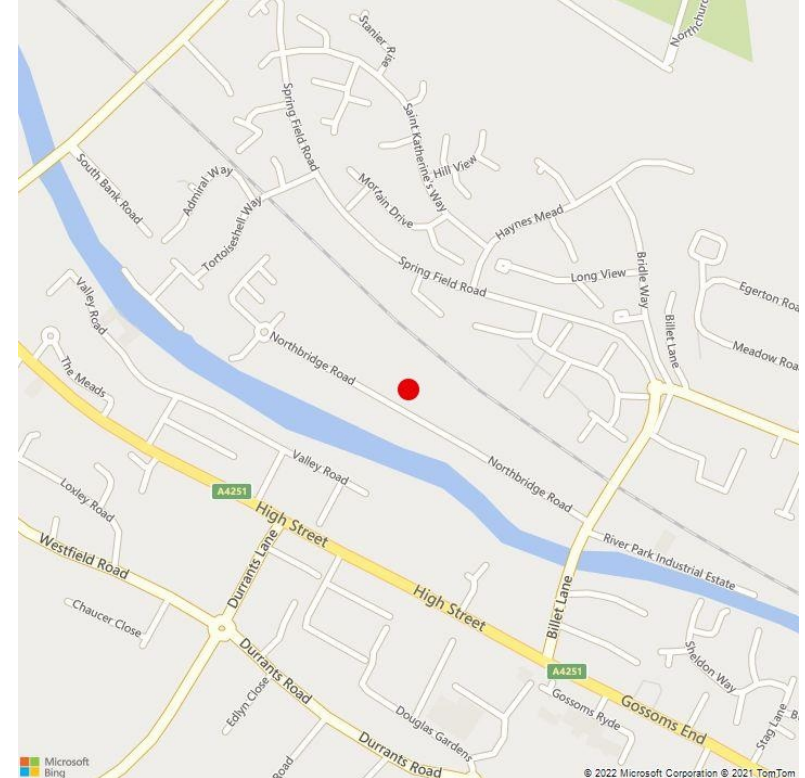
R & R House, Northbridge Road, Berkhamsted, HP4 1EH

Ground floor office suite

Approx. 784 Sq Ft (72.83 Sq M)

**To Let**

# R & R House, Northbridge Road, Berkhamsted, HP4 1EH



## Description

The building provides a large open plan suite on the ground floor. The suite is at the front overlooking Northbridge Road and also benefits from a kitchen sink and fridge.

There are shared WC facilities and allocated parking for 5 cars.

## Location

Situated on Northbridge Road in Berkhamsted.

Town centre & train station 1.1 miles  
A41 2.2 miles  
M1 (Junction 8) 8.1 miles  
M25 (Junction 20) 8.4 miles

## Floor Area

Ground Floor 784 Sq Ft 72.83 Sq M

## Rent

£1,800 per calendar month inclusive of all running costs except telecoms.

## Terms

For a period to be agreed from one year upwards at an all-inclusive rent but excluding utilities, to be excluded from the security of the Landlord & Tenant Act 1954

## Business Rates

We believe that no rates should be payable subject to terms and conditions

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Band C -61

## Viewings

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



www.argroup.co.uk



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