

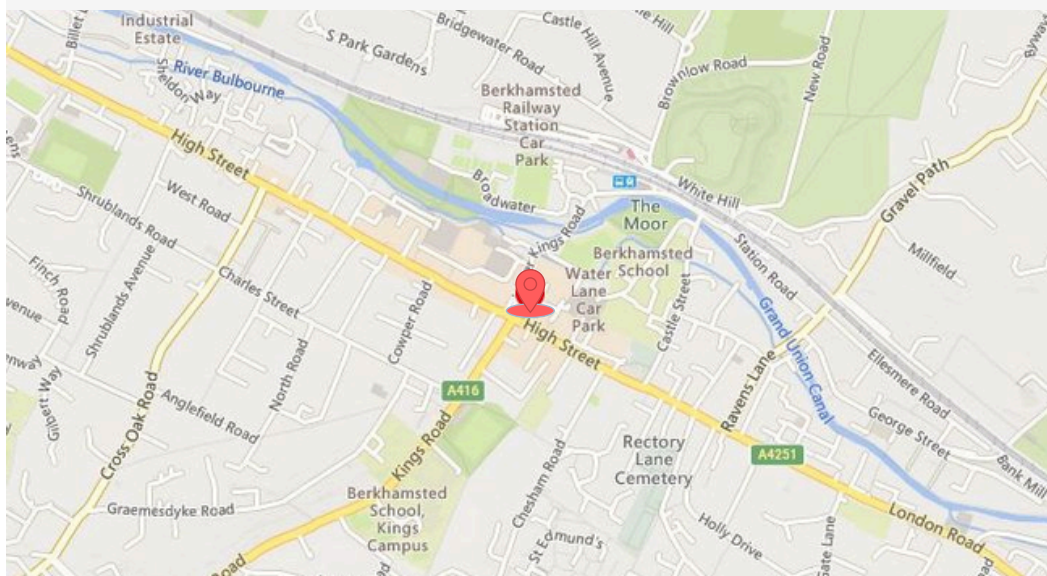
4 Claridge Court |
Lower Kings Road |
Berkhamsted | HP4 2AF

Town Centre Offices | To Let |
2,137 Sq.ft | To be Refurbished



Key features

- Town centre location
- Self-contained building
- Walking distance to train station
- Up to 8 car parking spaces
- Front and rear entry access
- Gas fired central heating



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Description

4 Claridge Court is a modern three-story office building constructed around 1990. The property provides open-plan office space across each floor, benefitting from a front entrance way and rear access to the stairwell of the building from a pedestrian walkway.

The property offers ground floor disabled and first floor WC facilities, along with kitchen space on the ground floor. The building includes gas fired central heating with a new efficient boiler.

5 car parking spaces are included (ability to double park to a total of 8 spaces).

Location

Claridge Court is a group of 4 office buildings that occupy a convenient position in central Berkhamsted fronting Lower Kings Road and is only a short walk from Berkhamsted railway station (London Euston approximately 35 minutes).

The property fronts the scheme's car park with a second access to the space from a walkway from Lower Kings Road to the Old Town Hall allowing easy underletting of part.

Berkhamsted is an attractive and historic market town located in west Hertfordshire, 5 miles west of Hemel Hempstead. Junction 20 of the M25 is approximately 8 miles to the east via the A41 dual carriageway.

Rent

Quoting rent of £43,250 per annum exclusive.

Accommodation

Ground floor		820 Sq.ft		76.25 Sq.m
First floor		792 Sq.ft		73.62 Sq.m
Second floor		525 Sq.ft		48.77 Sq.m
TOTAL	 	2,137 Sq.ft	 	160.82 Sq.m

These floor areas are approximate and have been calculated on an IPMS3 basis.

Tenure

The property is available on a new lease on terms to be agreed.

Rates

The VOA website shows an entry in the current Rating List of £36,750. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

An EPC has been commissioned and is awaited.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is not VAT registered.

For viewings contact

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