

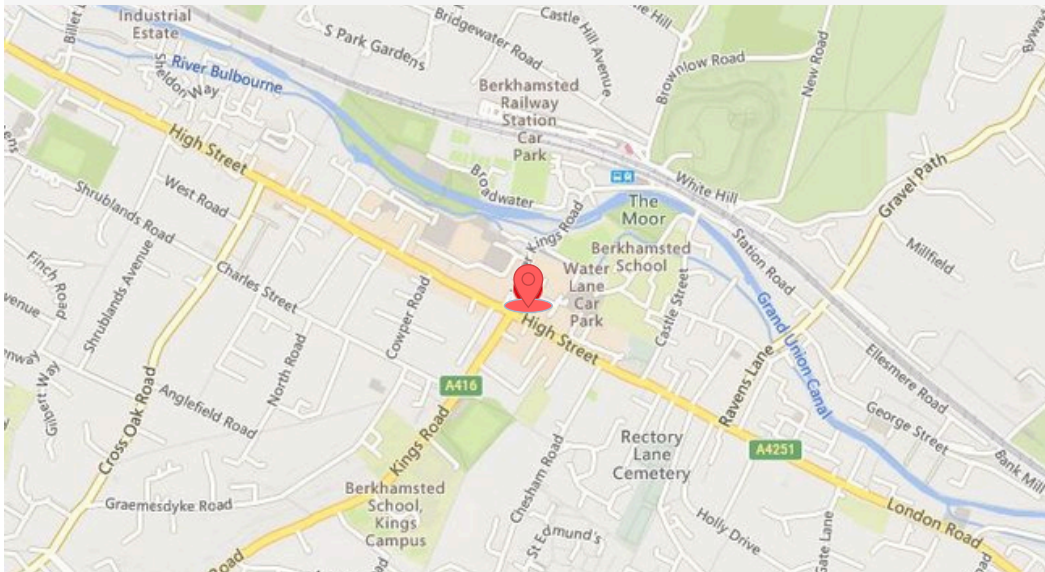
4 Claridge Court |  
Lower Kings Road |  
Berkhamsted | HP4 2AF

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



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

### 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
<b>TOTAL</b>	<b> </b>	<b>2,137 Sq.ft</b>	<b> </b>	<b>160.82 Sq.m</b>

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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