TO LET
INDUSTRIAL/TRADE COUNTER

GRAHAM SIBBALD



CLADDING TO BE REPLACED WITHIN 12 MONTHS

4 River Park, Billet Lane, Berkhamsted, Herts, HP4 1HL

- 3,586 sq.ft warehouse with 5.9m (19' 4") eaves
- Small office with brand new powder coated double glazed windows, AC and gas CH
- Large mezzanine storage floor fitted can be removed
- Cladding to be replaced within 12 months

LOCATION

The property is situated on the private River Park Industrial Estate off Billet Lane, which is in turn off the A4251 High Street through Berkhamsted.

The town centre & railway station are approximately a mile away, whilst the A41 junction is 2.1 miles away. The M25 (J20) is within 8.2 miles and Aylesbury in the west is within 13 miles.

The building also overlooks the canal



DESCRIPTION

The property comprises a mid-terraced warehouse with a small first floor office benefitting from comfort cooling as well as gas central heating. There are also separate male & female WCs.

The warehouse has an eaves height of 5.9m and also benefits from a full height steel sliding door and 3-phase power.

There is parking allocated for 8 cars.

There is also a mezzanine storage floor currently fitted providing good additional storage space.

NB The mezzanine can be removed if required

ACCOMMODATION

The building provides a warehouse together with small office at first floor, ground floor toilets and a large mezzanine floor providing an additional 1,856 sq.ft of storage space. The mezzanine floor can be removed if not required

GF	3,124 Sq Ft	290.22 Sq M
1st	462 Sq Ft	42.92 Sq M
Total	3,586 Sq Ft	333.14 Sq M

RATEABLE VALUE

Rateable value to be reassessed subject to the removal of the mezzanine floor. Estimate available upon application

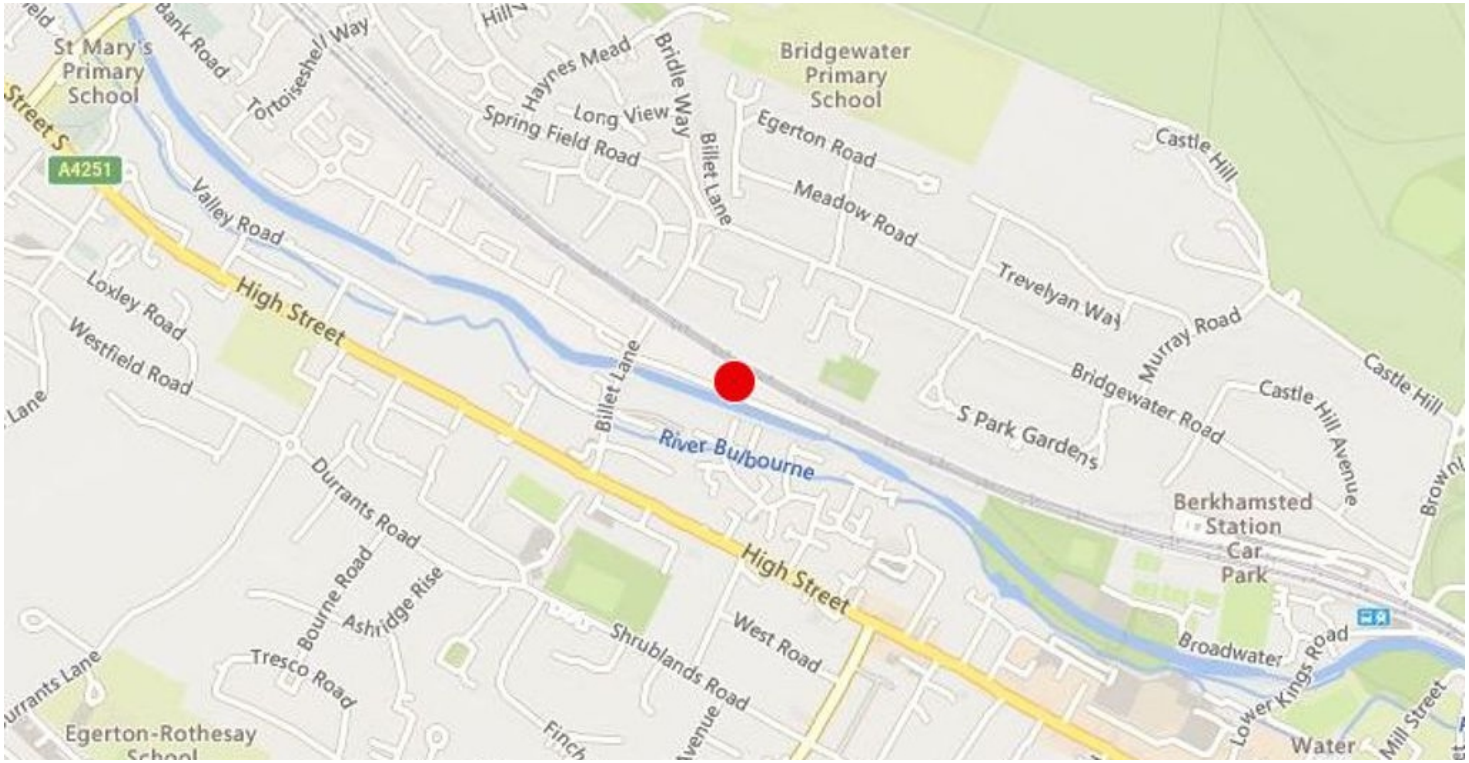
VAT
VAT is payable in addition

ENERGY PERFORMANCE CERTIFICATE
EPC rating 63 - band C

QUOTING RENT
£50,000 Per Annum

TENURE
To let on a new lease for a term to be agreed on a full repairing and insuring basis

LEGAL COSTS
Each party to pay their own legal costs



To arrange a viewing please contact:



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