TO LET
OFFICE

GRAHAM SIBBALD



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

- 784 sq.ft open plan office/showroom
- Shared parking
- Gas central heating
- Well maintained building

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



DESCRIPTION

The building provides a large open plan suite on the ground floor with shared entrance and facilities. The suite is at the front overlooking Northbridge Road with advertising potential and also benefits from a kitchenette and fridge. There are shared WC facilities and parking

ACCOMMODATION

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.

Ground Floor	784 Sq Ft	72.83 Sq M
Total	784 Sq Ft	72.83 Sq M

RATEABLE VALUE

An estimate is available upon application

VAT
All quoted prices are subject to VAT

ENERGY PERFORMANCE CERTIFICATE
Band C -61

QUOTING RENT
£1,800 per calendar month

TENURE
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



To arrange a viewing please contact:



IAN ARCHER
Director
ian.archer@g-s.co.uk
01442 220801



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800

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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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