TO LET
OFFICE

GRAHAM SIBBALD



Part First Floor 2 Churchgates, The Wilderness, Berkhamsted, Hertfordshire, HP4 2UB

- 430 Sq ft with 1 parking space
- Comfort Cooling/ Heating. Double glazed windows.
- Entryphone system and private kitchen
- Service charge to cover utilities.

LOCATION

2 Churchgates is located in the centre of Berkhamsted, close to all local amenities, town centre parking and within a short walking distance of the railway station. Local shops include Tesco Express, TG Jones, Cafe Nero and Starbucks, all within a short distance of the Churchgates development.

The property further benefits from good communications via road being

1.3 Miles A41
7.3 Miles M25 (J20)



DESCRIPTION

2 Churchgates is an attractive 3 storey modern office building with air conditioning and communal w/c's within a secure building with entryphone system. The available suite is located on the first floor and is a good sized office benefiting from LED lighting, heating/ cooling system and a private kitchenette. The property also benefits from 1 private parking space.

ACCOMMODATION

Part first floor office suite available from October 2026.

Part First Floor Suite	430 Sq Ft	39.95 Sq M
Total	430 Sq Ft	39.95 Sq M

RATEABLE VALUE

The property has a rateable value of £8,800 and should qualify from small business rates relief, subject to T&C's.

VAT
The property is subject to VAT in addition.

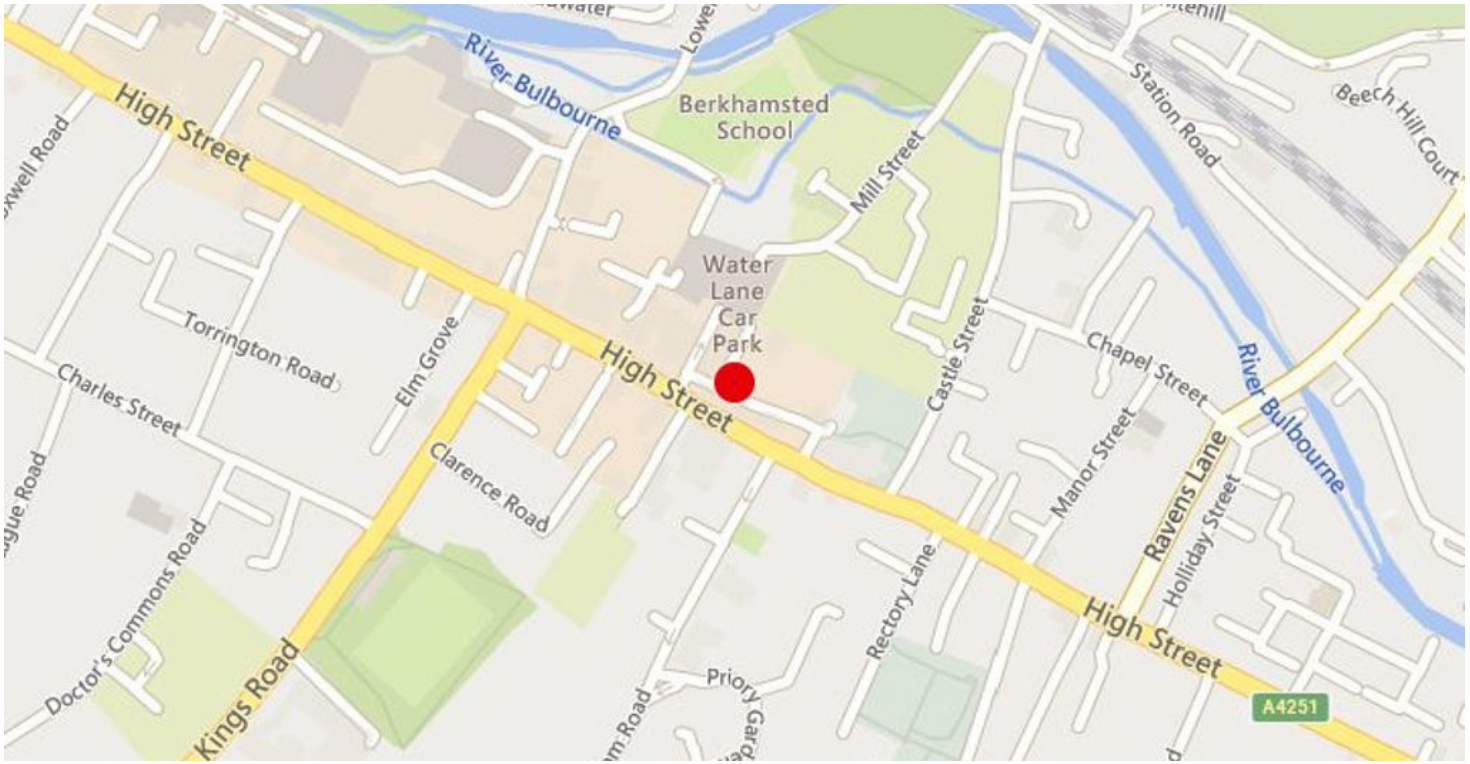
ENERGY PERFORMANCE CERTIFICATE
C 66

QUOTING RENT
£11,500 Per Annum

TENURE
Available for a new lease by negotiation.

SERVICE CHARGE
A service charge will be applicable with further details on application.

LEGAL COSTS
Each party is to responsible for their own legal costs.



To arrange a viewing please contact:



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