TO LET
TOWN CENTRE FIRST FLOOR OFFICE

CHILTERN HOUSE
HIGH STREET, BERKHAMSTED, HP4 3AP

2,081 sq ft (193.33 sq m)

KEY INFORMATION

Size: 2,081 sq ft (193.33 sq m)
Rent: £36,418 +VAT per annum
Rateable Value: £50,500
Rates Payable: £21,816
Service Charge: Payable
Lease: The suite is available on a new lease direct from the landlord
Legal Fees: Each party to bear their own costs
EPC: C (60)
Availability: January 2027

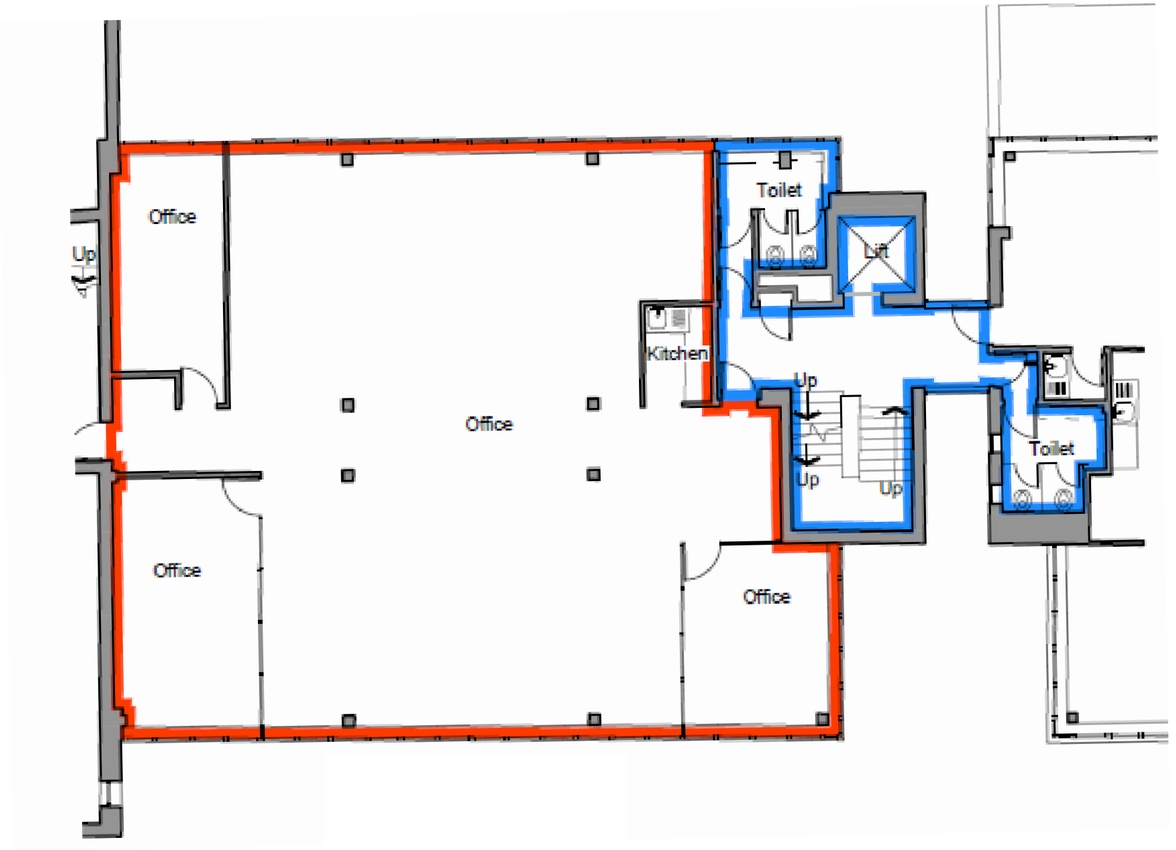
DESCRIPTION

Chiltern House offers a well-presented first floor office suite in a prime High Street location, ideally positioned to benefit from the town's wide range of shops, cafés and local amenities. The property is also within a short walk of the railway station, providing excellent connectivity for staff and visitors.

SPECIFICATION

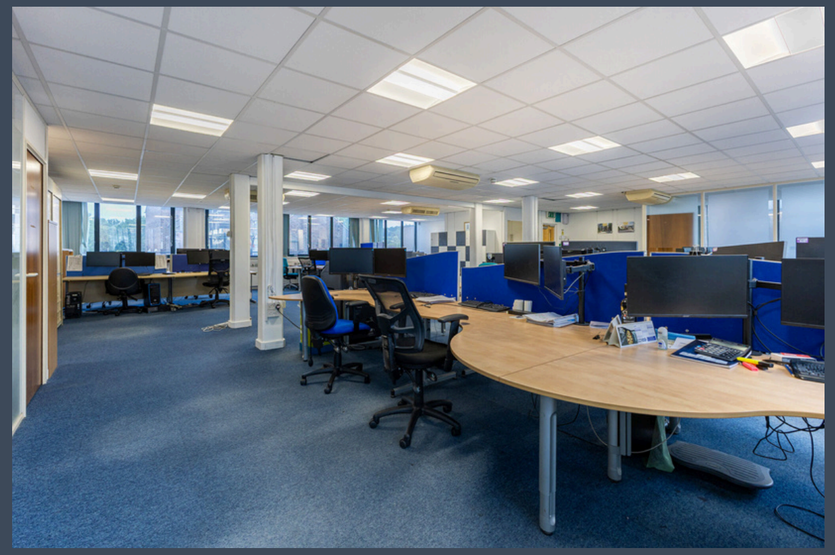
- Kitchenette
- Carpet throughout
- Entry phone system
- Maglock entry system to suite
- Air conditioning
- LED lights
- Shared male/female WC
- 8 parking spaces

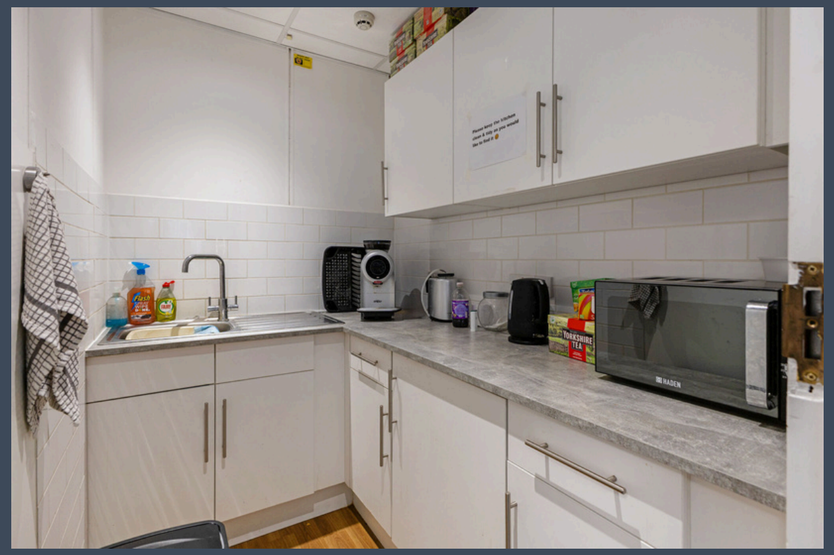
FLOOR PLAN



First floor

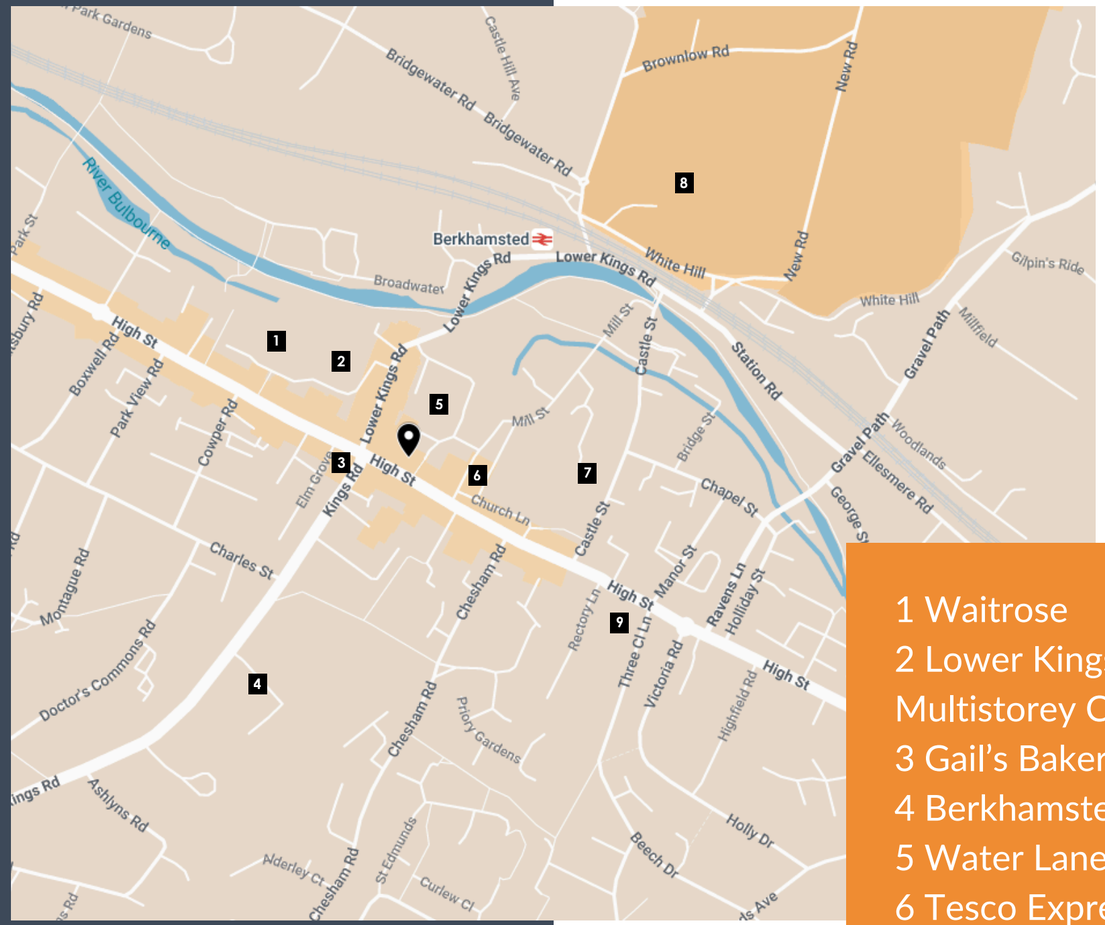
Floor plan for illustrative purposes only. Not to scale.





Berkhamsted Social Club
LOWER PRICES

Berkhamsted Train Station
Office Parking
Water Lane Car Park



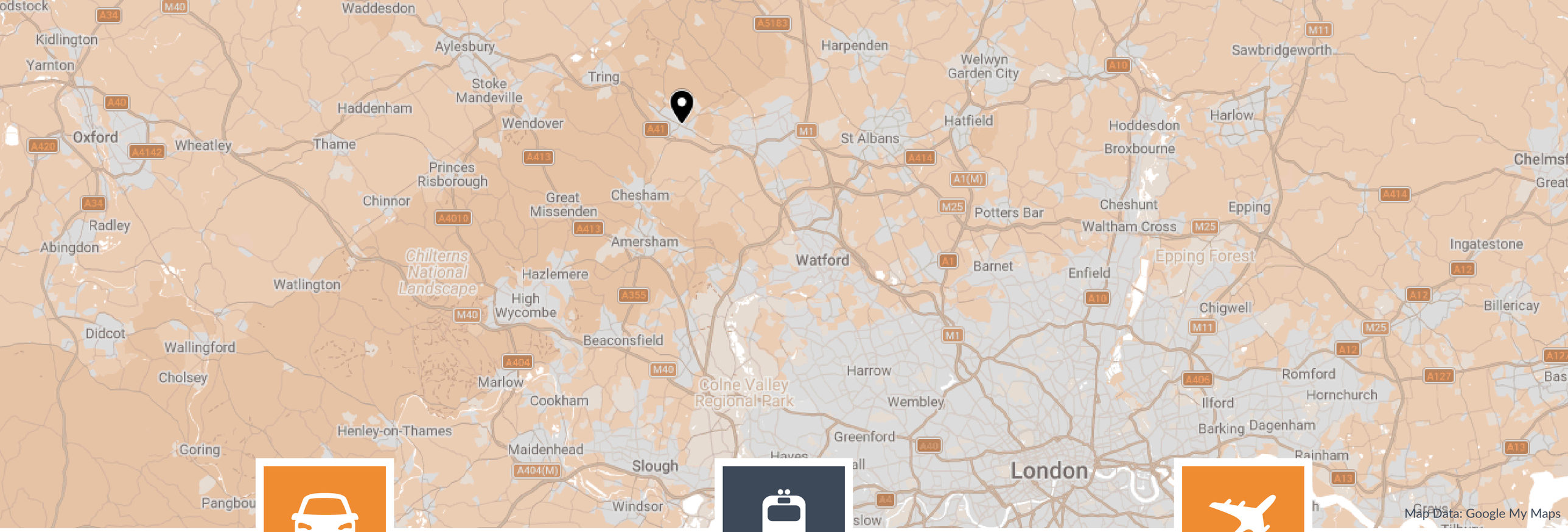
Map Data: Google My Maps

LOCATION

Berkhamsted is renowned for its attractive high street, independent retailers, cafés, and restaurants, all of which contribute to a vibrant and welcoming working environment.

Located just off the A41, Berkhamsted provides excellent road links to the M25, Hemel Hempstead, Watford, and Central London. Berkhamsted railway station offers fast, direct services to London Euston, making it an ideal base for businesses requiring convenient access to the capital without the associated overheads.

1 Waitrose
2 Lower Kings Road Multistorey Car Park
3 Gail's Bakery
4 Berkhamsted Girls School
5 Water Lane Car Park
6 Tesco Express
7 Berkhamsted Boys School
8 Berkhamsted Castle
9 The Rex Cinema



CAR

7 MILES TO M25 (J20)

Berkhamsted is within 7 miles of both J20 of the M25 (via A41) and J8 of the M1.

TRAIN

0.3 MILES TO BERKHAMSTED STATION

Walk to Berkhamsted station in 5 minutes with regular services into London Euston or Milton Keynes Central.

AIRPORT

16 MILES TO LUTON AIRPORT

Worldwide connections within easy reach of Berkhamsted.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

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Please note that all images are for illustrative and indicative purposes only and furniture is not included with the lease.

October 2026

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SORBON ESTATES

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