

4 RIVER PARK BILLET LANE BERKHAMSTEAD

HP4 1HL

bf.

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3,586 SQ FT WAREHOUSE/ INDUSTRIAL UNIT AVAILABLE IMMEDIATELY

4 RIVER PARK BERKHAMSTED
HP4 1HL

Warehouse
TO LET



KEY DETAILS

- Located a short distance from Berkhamsted Town Centre
- Warehouse unit of 3,586 Sq.ft with first floor office
- Eaves height of 5.9m
- Allocated parking for 8 cars
- On established industrial estate opposite Northbridge Road

DESCRIPTION

The property comprises a mid-terraced warehouse with a small first-floor office benefiting from comfort cooling and gas central heating, together with separate male and female WCs.

The warehouse offers an eaves height of 5.9m, a full-height steel sliding door and 3-phase power. Externally, there is allocated parking for 8 cars.

A fitted mezzanine storage floor provides additional storage space, although this can be removed if required.

ACCOMMODATION

Floor	Size Sq. ft	Size Sq.m
Ground	3,124	290.22
First	462	42.92
Total	**3,586**	**333.14**
Mezzanine Storage	1,856	505.56

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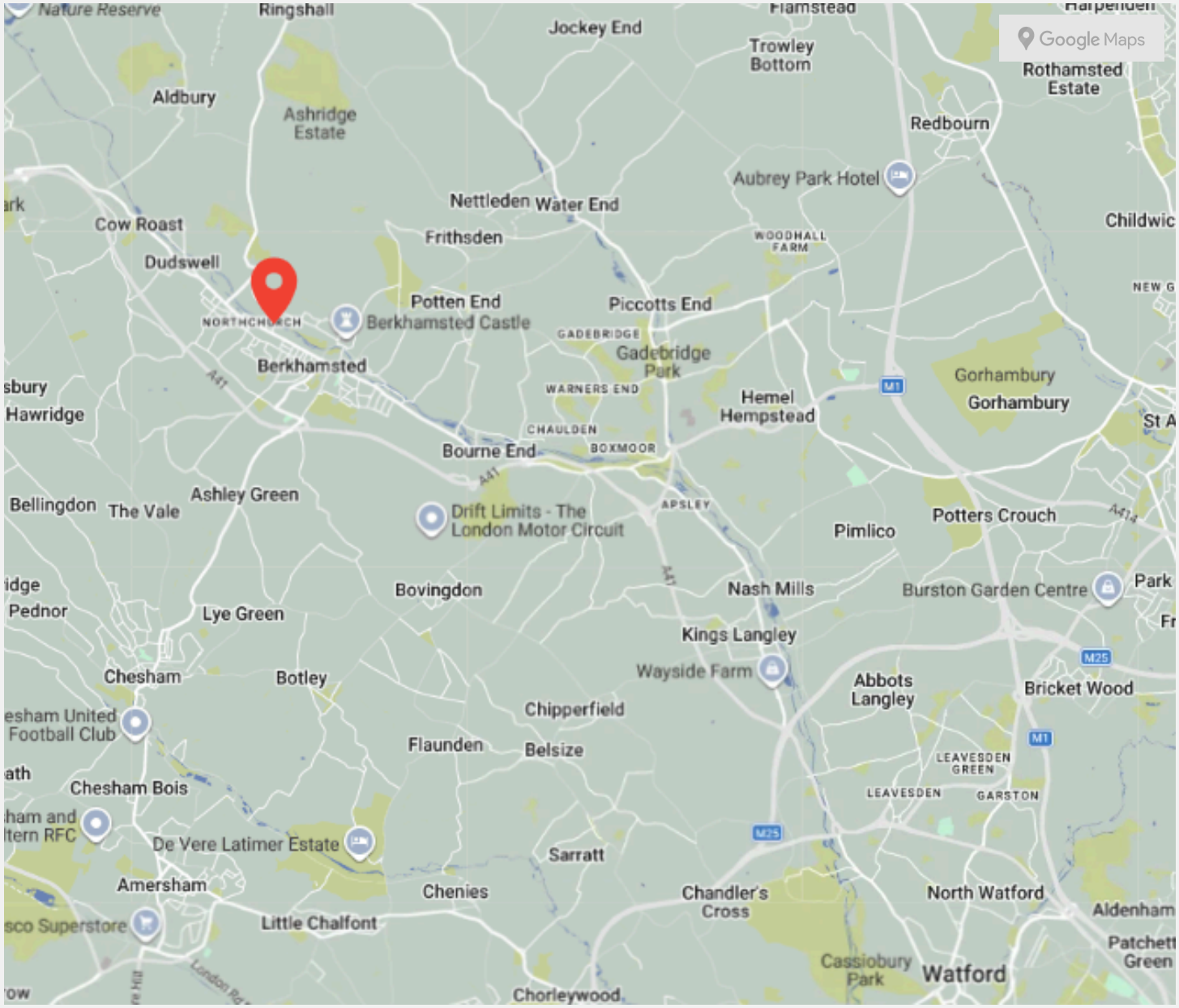
LOCATION

The property is well located within Berkhamsted. The unit benefits from good communications being within a short distance of the A41, providing access west to Tring, Aylesbury and Bicester and the other direction to the M25 (J20) providing access to all locations surrounding London.

The River Park Industrial Estate is located in the main industrial area of Berkhamsted, comprising of Billet Lane and Northbridge Road. River Park Industrial Estate is a development of 7 adjoining self-contained units with associated parking.

TRANSPORT

- Berkhamstead Station - Under 1 mile
- M25 (J20) - 8.2 miles
- A41 -2.1 miles
- M1 (J8) Under 7 miles



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TENURE

The property is offered on a new lease for a term to be agreed on a full repairing and insuring basis.

EXTERIOR

Property to have cladding replaced in March/ April 2027.

RENT

£50,000 per annum exclusive.

EPC

The property has an EPC rating of C 63. Details available upon request.

BUSINESS RATES

To be reassessed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rent.



CONTACT

GET IN TOUCH

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