

2nd Floor

Chiltern House

184 High Street • **BERKHAMSTED** • HP4 3AP

www.chiltern-house.co.uk



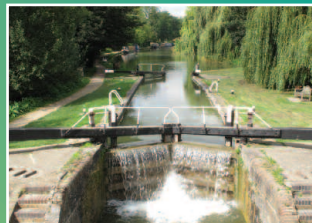
Fully refurbished modern Town Centre Offices - To Let



- ▶ **2,100 sq ft** (195 sq m)
- ▶ London Euston approx 35 mins
- ▶ M25 (Junction 20) 8 miles
- ▶ Town centre/conservation area location
- ▶ 7 car parking spaces

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LOCATION

Chiltern House is situated in the heart of the historic market town of Berkhamsted within the central conservation area above the town centre shops. The building has its own prominent entrance off the High Street, adjacent to WH Smith.

Berkhamsted is well located on the A41 dual carriageway which provides rapid access to the M25 at Junction 20 approximately 8 miles to the east and westwards to Aylesbury.

The town is also served by the main line railway (London Euston approximately 35 mins) with the station being only a few minutes walk from the property.

DESCRIPTION

The available accommodation comprises the entire second floor of the building which has recently been refurbished. The open plan suite benefits from suspended ceilings with recessed lighting, carpeting, gas fired central heating and a kitchenette.

The building benefits from a lift and the suite has seven car parking spaces allocated to the rear.

FEATURES

- ▶ 7 car parking spaces
- ▶ Town centre location
- ▶ Fully refurbished

ACCOMMODATION

The accommodation comprises of:

2nd Floor 2,100 sq ft (195 sq m)



TERMS

The property is offered by way of a new lease on terms to be agreed at £14.50 per sq ft pax. All rents are payable quarterly in advance on the usual quarter days and are subject to VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents:

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