

Prominent Studio / Office
1,285 sq.ft / 117.5 sq.m

**AITCHISON
RAFFETY**



Oxford House,
Northbridge Road, Berkhamsted HP4 1ET
For Sale

- * **NO BUSINESS RATES TO PAY**
- * May suit a variety of uses stp
- * 5 Private parking spaces allocated with potential for more
- * Comfort cooling
- * Kitchen
- * Separate Male & Female WCs
- * Burglar and fire alarms fitted.



RICS



INVESTORS IN PEOPLE



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Berkhamsted
HP4 1ET



Description

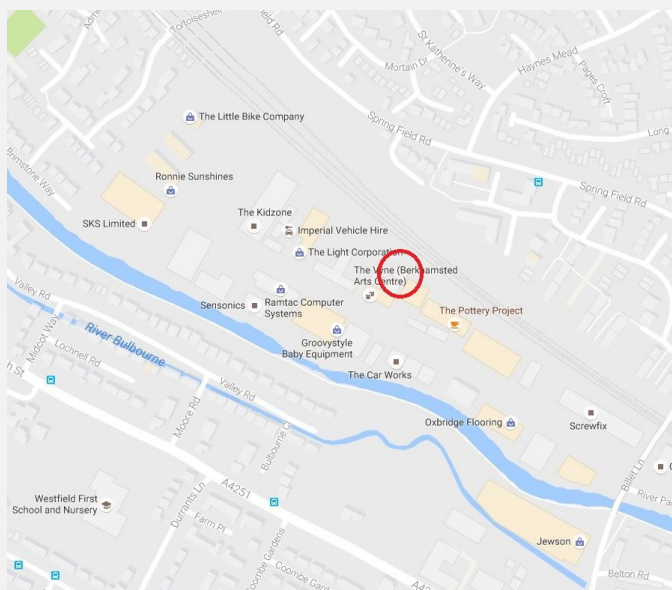
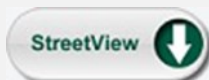
The property comprises a small detached two-storey building recently used as a Computer Centre. There is three phase power, a burglar system, electric heating, comfort cooling, a kitchen and separate male & female WCs. There are 2 rooms on the ground floor, plus a server room off the main room, and the first floor is completely open plan.

Planning consent may be possible for a variety of uses including gym use subject to planning.

Location

The property is in a prominent position within the busy Northbridge Road estate. There is a lot of domestic traffic along the road due to the presence of the above outlets and the main Council household waste recycling centre. Which could benefit an occupier

The A41 dual-carriageway nearby links the town to J.20 of the M25 and to Aylesbury in the West and provides fast access to the national road network.



Accommodation

The property provides the following approximate gross internal floor areas:

	Sq. ft.	Sq. m.
Ground Floor	634	58.9
First Floor	631	58.6
Total Area	1,285	117.5

Terms

The property is available for sale freehold with immediate vacant possession

Price

Offers in excess of £275,000

Business Rates

We believe that the property has a rateable value of £9,100 which means that no rates will be payable subject to conditions.

EPC

EPC rating 106—Band E

Legal Costs

Each party shall pay their own legal costs in this transaction

Viewings

All viewings are strictly by appointment with the joint sole agent: -

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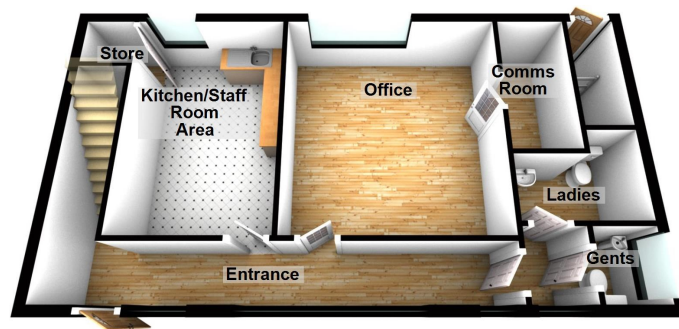
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Ground Floor



First Floor



Plan produced using PlanUp.

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