

Warehouse / Production Office Unit
3,502 sq.ft / 325 sq.m

**AITCHISON
RAFFETY**



Unit 4 River Park Industrial Estate,
Berkhamsted HP4 1HL

To Let

- * 5.9 m (19'4") eaves height*
- * Refurbished office and entrance
- * 8 Private parking spaces allocated*
- * Steel full height concertina loading door *
- * Large Mezzanine storage area can be left in place or removed to meet occupiers requirements*
- * Good 3-phase power supply *



RICS



INVESTORS IN PEOPLE



T: 01442 220800
Email: ian.archer@argroup.co.uk

www.argroup.co.uk

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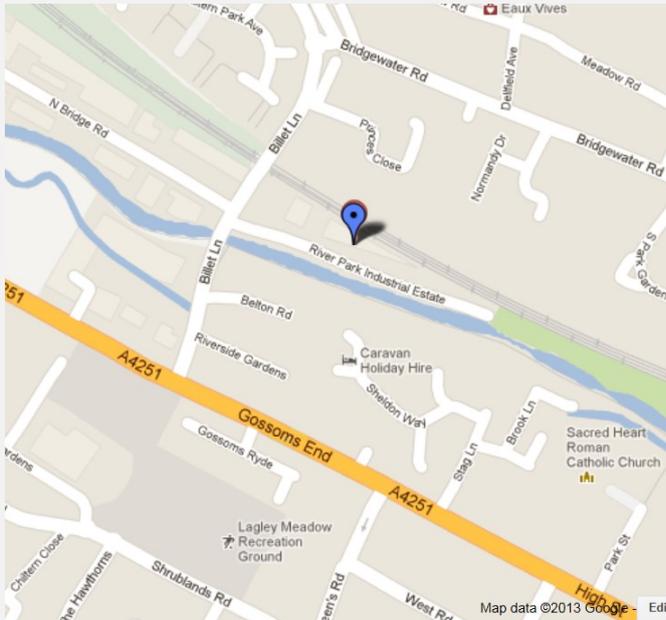
Description

The property comprises a modern mid-terraced warehouse with a small first floor office. There are separate Male and Female WCs.

Location

The property is part of a small, well-maintained private estate off Billet Lane. This is off the A4251, the main road through Berkhamsted.

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	3,040	282.4
Production / Storage		
First Floor Offices	462	42.9
Total	3,502	325.3
Mezzanine Floor (optional)	1,843	171.2

Terms

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

Rent

£32,500 p.a. exclusive plus VAT

Business Rates

Under assessment. We can provide an assessment upon application

EPC

EPC rating 109—Band E

Legal Costs

The incoming tenant shall pay both parties legal costs in this transaction.

Viewings

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

Aitchison Raffety

ian.archer@argroup.co.uk

01442 220800

IMPORTANCE NOTICE

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