

Attractive Character Self-Contained Office
Approx. 2,443 sq ft (227 sq.m)

**AITCHISON
RAFFETY**



South Wing, The Stables, Ashlyns Hall,
Berkhamsted HP4 2ST

To Let

- Mix of open plan and separate rooms
- Comfort Cooling to parts
- 9 allocated spaces plus access to further shared parking
- Kitchen
- Access adjacent to A41
- LED lighting to be fitted
- To be re-carpeted and decorated



RICS



INVESTORS IN PEOPLE



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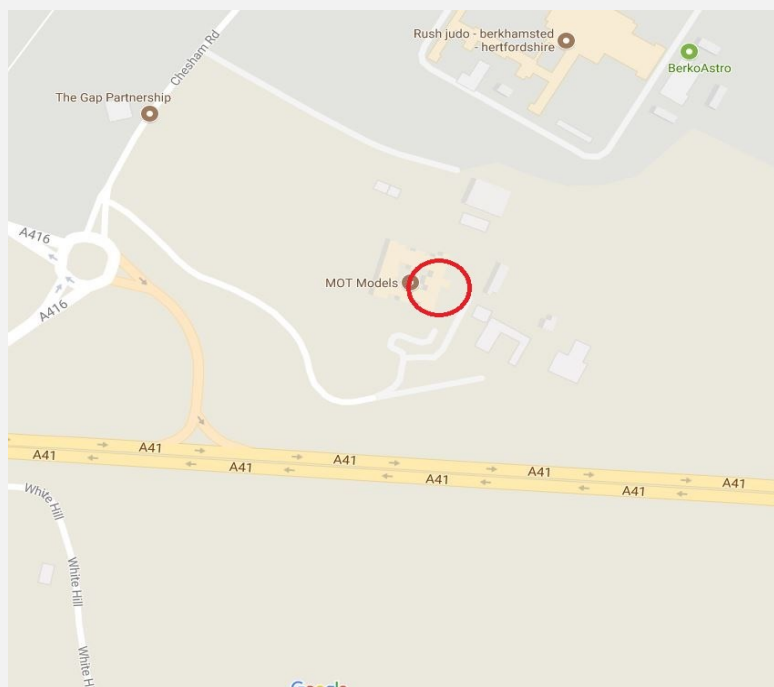
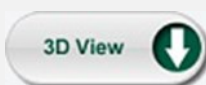
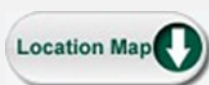


Description

The premises comprise a 2-storey self-contained office set within this courtyard development, part of the Ashlyns Hall estate. The offices provide a mix of large rooms and smaller offices together with ample WCs, a shower room, kitchen and allocated parking. The offices are to be redecorated and have new LED lighting installed. There is also comfort cooling to the majority of the space

Location

The property is set within the grounds of Ashlyns Hall, a Grade II* Listed building. The property is approx. 500 yds from the A41 junction at Berkhamsted giving excellent access to the surrounding area. The town centre is within easy reach and there is a mainline train station to London Euston with a regular service in a fastest time of 34 mins



Floor Area

Approximate net internal floor area:

Ground Floor	1,140 sq ft	(105.9 sq m)
First Floor	1,303 sq.ft	(121.0 sq.m)
Total	2,443 sq.ft	(226.9 sq.m)

Rent

To rent at £46,500 per annum plus VAT

Terms

A new lease is available for a term of ten years on a full repairing and insuring basis to be excluded from the security of tenure of the Landlord & Tenant Act 1954.

Business Rates

From internet enquiries with the Local Authority we are advised that the rateable value is £34,750 with a rates bill of £16,193.50 for 2017-18.

Legal Costs

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

VAT

VAT is payable on the rent in addition

Viewings

Strictly by appointment via the sole agents

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