

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**



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# Unit 4 River Park Industrial Estate off Billet Lane Berkhamsted HP4 1HL



## Description

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

## Location

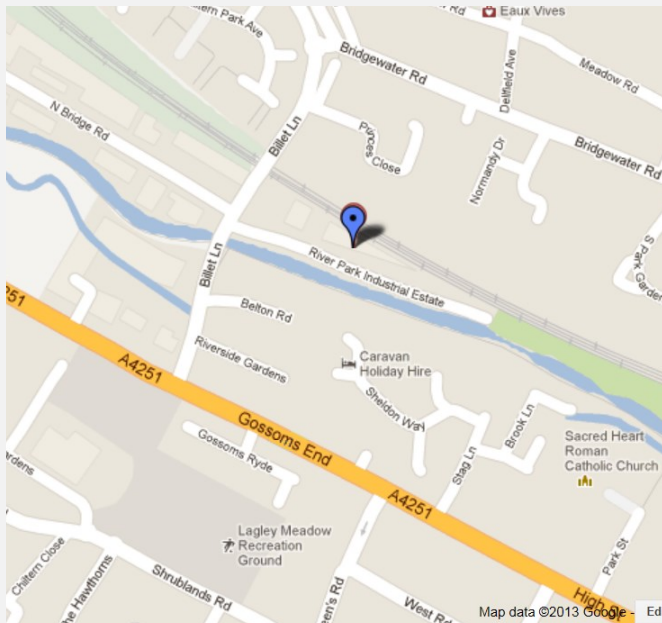
The property is part of a small, well-maintained private estate off Billet Lane. This is off the A4251, the main road through Berkhamsted.

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.

Location Map



StreetView



## 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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