

Last remaining office suite available
328 & 550 sq.ft (30.5 - 51.1 sq.m)

**AITCHISON
RAFFETY**



Orchard House, Southings Manor Farm, Gaddesden Row
Near Hemel Hempstead SAT NAV HP2 6HU

To Let

- Rebuilt from scratch
- **BT Superfast Fibre optic broadband fitted**
- Private allocated parking
- Shower fitted
- Attractive rural location
- A range of suite sizes available
- Secure gated entrance
- Oak wood flooring fitted



RICS



INVESTORS IN PEOPLE



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Southings Farm Office Barn Clements End Road, Gaddesden Row Nr Hemel Hempstead HP2 6HX

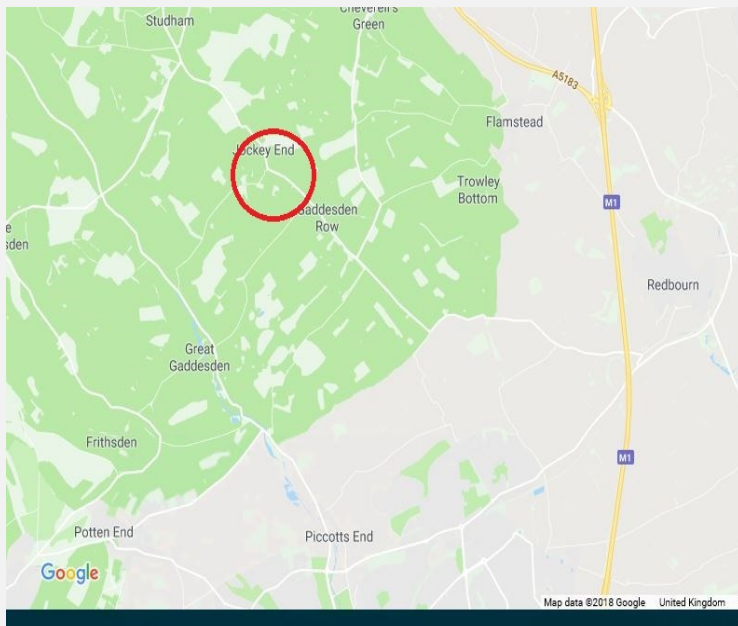


Description

The premises comprise an attractive detached barn effectively rebuilt in the original style, with featherboard cladding externally with new insulation in the walls and roof, a large shared entrance and shared male and female WCs as well as a shower and kitchen. There is power, lighting and oak wood laminate flooring as well as oil-fired central heating to all rooms. There are 2 rooms on the ground floor remaining to let with a fantastic open view over fields

Location

The building is on a private estate at Southings Farm, on Clements End Road, Gaddesden Row, approx 4.6 miles due west from J9 of the M1, and 4.6 miles north of Hemel Hempstead. Berkhamsted is also nearby. There is a private gated entrance on the main road with an intercom for access directly opposite West Dene Road **SAT NAV ref HP2 6HU**



Floor Area

The approximate net internal floor areas are:

Ground Floor Front	150 sq.ft	LET
Ground Floor Mid	328 sq ft	30.5 m ²
Ground Floor Rear	550 sq ft	51.1 m ²
Ground Floor Total	878 sq ft	81.6 m²
First Floor Offices	1,503 sq.ft	LET

Rent

£25 per sq.ft all inclusive of rent and service charge

Terms

A new lease is available for a term for 1 to 2 years on an all-inclusive basis except for business rates, to be excluded from the security of tenure of the Landlord & Tenant Act 1954

Business Rates

If you occupy part of the building then it is likely that there will be no rates to pay. Further info on application

Energy Performance Rating

An EPC has been ordered

Legal Costs

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

VAT

We understand that VAT will be payable in this transaction in addition

Viewings

Strictly by appointment with joint agents

Ian Archer or Emma Kibble

01442 220800

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