



End Terrace Industrial Unit with Ground and First Floor Offices

Unit A Northbridge Road

Berkhamsted, HP4 1EH

Industrial, Light Industrial,
Warehouse

TO LET

6,138.81 sq ft

(570.31 sq m)

- Replacement double glazed windows
- Rollershutter door
- Offices on ground and first floor
- 15 car parking spaces
- Eaves height 5.5 metres to underside of haunch

Unit A Northbridge Road, Berkhamsted, HP4 1EH

Summary

Available Size	6,138.81 sq ft
Rent	£89,000 per annum
Rates Payable	£31,680 per annum Rates payable from April 2026/2027
Rateable Value	£66,000
VAT	Applicable. VAT will be charged on the rent and service charges
EPC Rating	D

Description

The subject property comprises an end terrace unit constructed with a steel portal frame with elevations formed partly of 11 in cavity brickwork and metal profile cladding. The roof, which is pitched, is also formed of metal sheeting incorporating glazed roof lights to part.

Internally there are modern offices on both ground and first floors with separate male and female toilets at ground floor level.

The industrial element has an eaves height of 5.5m to the haunch.

Location

The unit is situated on the north side of Northbridge Road which comprises the main commercial district of Berkhamsted.

The A41 dual carriageway links the town directly from Junction 20 of the M25 to Aylesbury which is approximately 12 miles north west.

Accommodation

The accommodation comprises the following gross internal areas:

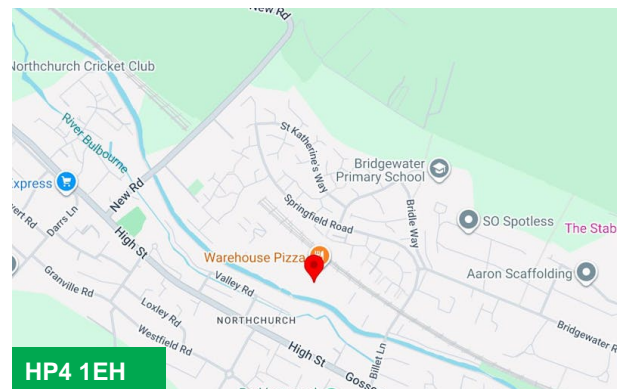
Name	sq ft	sq m
Ground - Industrial Area/Office	5,212.47	484.25
1st - Office	926.34	86.06
Total	6,138.81	570.31

Viewings

Strictly by appointment via sole agents.

Terms

The unit is available by way of a new fully repairing and insuring lease in multiples of 5 years at a rent of £89,000 per annum plus VAT.



Viewing & Further Information

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