TO LET
TOWN CENTRE OFFICES

GRAHAM SIBBALD



16-17 High Street, Tring,
Hertfordshire, HP23 5AH

- 1,595 sq.ft Self-contained ground and first floor offices
- Town Centre location within short walk of all amenities
- Recently redecorated with new carpets on 1st floor
- Demised parking to the rear for 4 cars

LOCATION

Located in the heart of Tring town centre close to occupiers such as Black Goo coffee shop, Marks and Spencer's Simply Food, and Costa Coffee.

The property benefits from demised parking to the rear and being within a few mins walk of the main town centre car park.

Tring Train Station is located within two miles of the property serving the West Midlands Train Line (services into Milton Keynes and London Euston).

The property is also well located to the nation al road network, being within a mile of the A41 leading to the M25.



DESCRIPTION

Part ground and first floor offices located in a prominent position overlooking Tring High Street.

ACCOMMODATION

The offices provide a ground floor lobby with meeting room and stairs up to four offices rooms with a kitchen and two WCs.

The offices have had new carpets on the first floor and offer a mix of both larger and small offices

GF room	305 Sq Ft	28.33 Sq M
First Floor rooms	1,290 Sq Ft	119.84 Sq M
Total	1,595 Sq Ft	148.18 Sq M

RATEABLE VALUE

The suite will need a new rating assessment. An estimate is available upon application





VAT
There is no VAT on the rent

ENERGY PERFORMANCE CERTIFICATE
D 92

QUOTING RENT
£28,000 Per Annum

TENURE
Available on a new lease by negotiation.

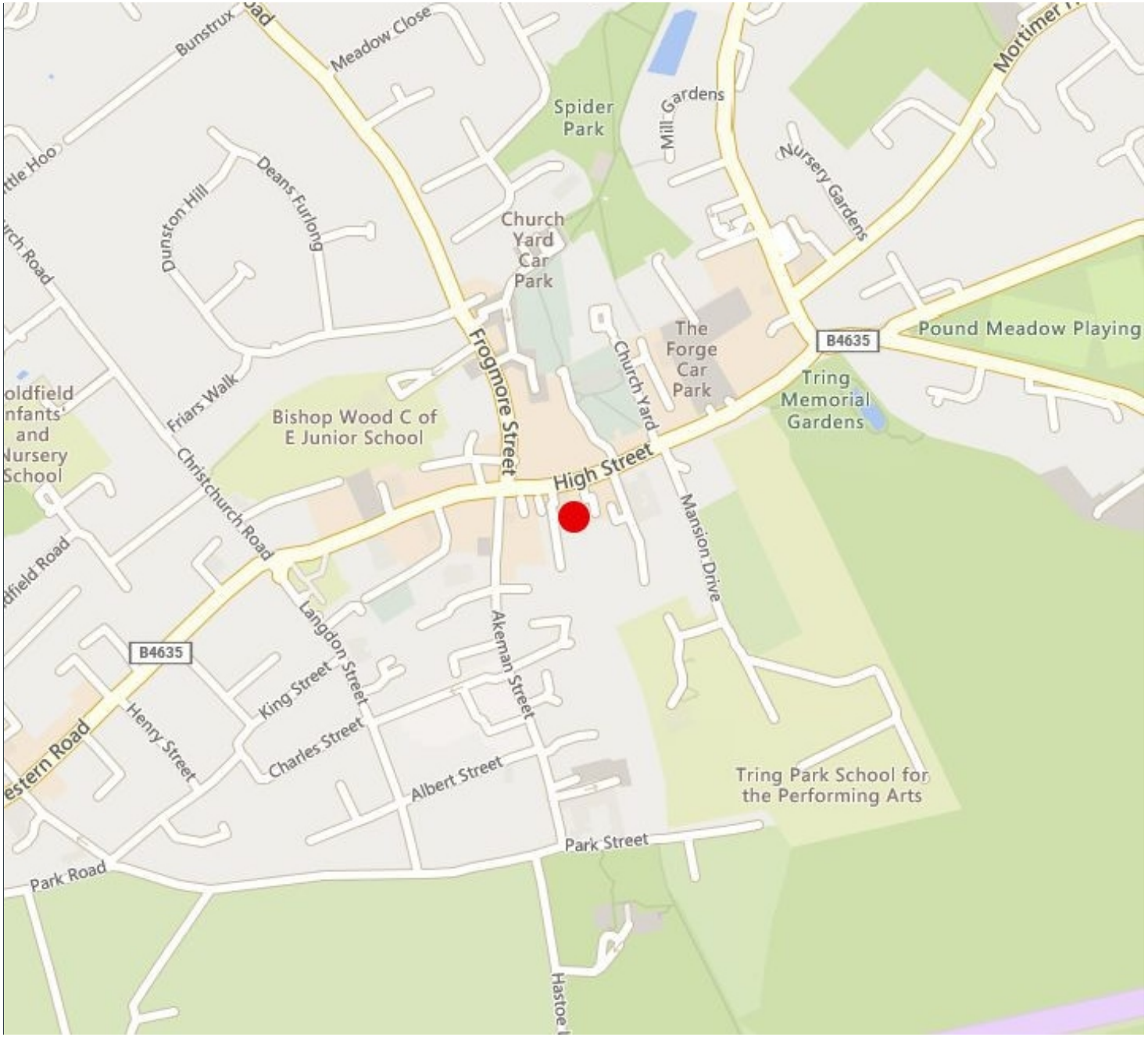
LEGAL COSTS
Each party is to be responsible for their own legal costs.











To arrange a viewing please contact:



CONNOR HARRINGTON
Commercial Surveyor
connor.harrington@g-s.co.uk
01442 220800



IAN ARCHER
Director
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1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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