TO LET
OFFICE

GRAHAM SIBBALD



Suite 13 George House, 64 High Street, Tring, Hertfordshire, HP23 4AF

- First floor suite in heart of high street
- Inclusive rent including service charge and utilities
- Shared Kitchen and W/c facilities
- Close to all local amenities

LOCATION

Located in the heart of Tring, benefiting from Costa Coffee on the ground floor. Marks and Spencer's Simply Food and Nonna's Supper Club all located within a few mins walking distance. Tring is well located via road and rail with the A41 close by leading into Aylesbury and Berkhamsted/ Hemel. Tring Train Station is located under two miles away (West Midland Train Line) with services into London Euston.



DESCRIPTION

Prominent first floor office located in the centre of Tring. The suite comprises of an open plan area directly overlooking Tring High Street and benefits from a small storage cupboard. Suite 13 forms part of George House which is home to a number of office tenants with Costa Coffee on the ground floor. The property has shared use of kitchen and w/c facilities. Utilities and service charge are included in the quoting rent, however an ingoing tenant will be responsible for their own telecoms/ internet. Parking is available on site on a first come, first serve basis.

ACCOMMODATION

First Floor	193 Sq Ft	17.93 Sq M
Total	193 Sq Ft	17.93 Sq M

RATEABLE VALUE

From verbal enquiries, we understand the current rateable value is £4,000. Tenants should be able to apply for zero rates, subject to terms and conditions.

VAT
This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE
C 72

QUOTING RENT
£550.00 per calendar month

TENURE
Available on a licence for a term by agreement.

SERVICE CHARGE
Service charge included within the quoting rent.

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



To arrange a viewing please contact:



IAN ARCHER
Director
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01442 220801



ALEX STRAZZA
Property Agent
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IMPORTANT NOTICE
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.
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