Duncan Bailey Kennedy
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Commercial Property Consultants
Offices at High Wycombe and Marlow
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PROPERTY PARTICULARS

OFFICE SUITE LOCATED IN THE HEART OF TRING

TRING HOUSE
HIGH STREET, TRING
HERTFORDSHIRE
HP23 4AB













317.85 sq.ft. (29.53 sq.m) Approximate Net Internal Area

TO LET

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Duncan & Bailey-Kennedy. Finance Act 1989 - unless otherwise stated, our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION
The subject property is situated on the High Street, in the heart of the affluent market town of Tring. The property is approximately 1.9 miles from Tring Train Station (West Midland Train Line) with services into London Euston and Milton Keynes Central. Tring is well located, it is situated on the A41 leading on to Aylesbury one way and Berkhamsted / M25 the other.

DESCRIPTION
The accommodation provides open plan office space on the first floor of a three-storey terraced building. Each suite has the benefit of kitchen facilities, a shower and WC, together with one allocated parking space, plus intercom access for both the front and rear doors.

- Town Centre Location
- Easily accessible with parking on site
- Long-stay car park directly opposite
- One allocated car parking space per suite
- Kitchen facilities

ACCOMMODATION (Approximate Net Internal Area)

Suite 2 (First Floor) - 317.85 sq.ft. (29.53 sq.m.)

TERMS
The suite is available on a new internal repairing and insuring lease outside the 1954 Landlord & Tenant Act.

RENT
First Floor, Suite 2 - £9,500 per annum

All rents are inclusive of maintenance of the common parts but exclusive of insurance, business rates (if applicable) and utilities. Please note that the above figures are exclusive of VAT.

VAT
We understand that VAT is applicable.

RATES
To be confirmed. Small business rates relief may be potentially available.

LEGAL COSTS
Each party is to be responsible for their own legal costs involved in the transaction.

ENERGY PERFORMANCE RATING: Suite 2 – B 49.

VIEWING - Strictly by appointment with Sole Agents:-

Duncan Bailey Kennedy
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