



- First Floor Suite
- Town Centre Location
- Inclusive rent including service charge and utilities
- Shared Kitchen
- Shared W/c facilities
- Additional private small storage cupboard
- Close to town centre amenities

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

Prominent Town Centre Office Overlooking Tring High Street

Approx. 193 Sq Ft (17.93 Sq M)

To Let

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



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.

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.

Floor Area

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

Rent

£550.00 per calendar month incl

Terms

Available on a licence for a term by agreement.

Business Rates

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 Rating

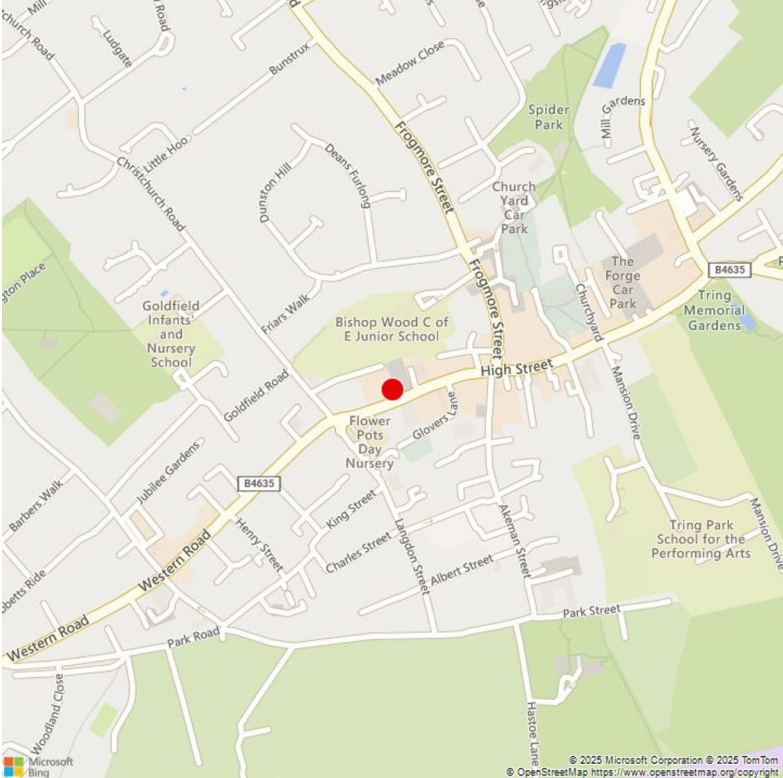
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Service Charge

Service charge included within the quoting rent.

Legal Costs

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



Viewings

By appointment only with sole agents Aitchison Raffety Connor

Harrington 01494 480 870

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