



**AITCHISON
RAFFETY**



- **3 months rent free incentive**
- Mostly open plan with a private meeting room
- 5 allocated parking spaces
- Air conditioning & Lift
- Shared WCs including disabled persons
- Kitchenette
- 3 Compartment trunking to first floor

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First Floor, Morton House, 9 Beacon Court, Pitstone Business Park, Pitstone, LU7 9GY

First Floor office suite with lift access

Approx. 1,131 Sq Ft (105.07 Sq M)

To Let

First Floor Morton House, 9 Beacon Court Pitstone Business Park, Pitstone, LU7 9GY



Description

The property comprises a first floor suite within this 2-storey office currently laid out mainly as open plan offices but with a meeting room and small kitchen area. It benefits from comfort cooling in the meeting room, electric heating, and shared use of a disabled persons WC, male and female WC's and a disabled persons lift.

Location

The property is situated within approximately 2 miles of Tring station and 3.2 miles of the A41 dual carriageway to the east side of Tring providing excellent access to the national as well as the local transport networks. The property is also set within attractive countryside, within a reclaimed quarry in the village of Pitstone Green Aylesbury is within 9 miles and Junction 20 of the M25 is within 15 miles.

Floor Area

First Floor	1,131 Sq Ft	105.07 Sq M
Total	1,131 Sq Ft	105.07 Sq M

Rent

£18,000 per annum exclusive

Terms

Available by way of a new full repairing and insuring lease.

VAT

All quoted prices are subject to VAT

Energy Performance Rating

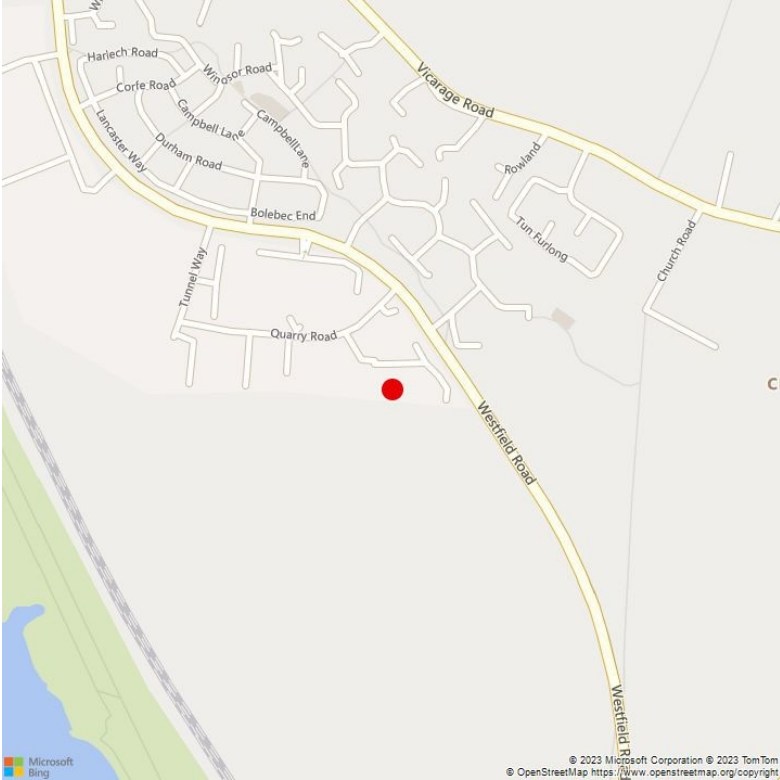
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Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

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



Viewings

Strictly by appointment via the
sole agents - Aitchison Raffety
01442 220800
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**AITCHISON
RAFFETY**



www.argroup.co.uk



RICS

INVESTORS IN PEOPLE™
We invest in people Silver



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