



- Ground floor suite available
- Town centre location
- Inclusive rent including service charge and utilities
- Shared kitchen
- Shared W/c facilities
- On site parking (first come, first serve)
- Close to all town centre amenities

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**Suite 6 George House , 64 High Street, Tring, Hertfordshire, HP23 4AF**

Prominent Town Centre Offices  
Approx. 228 Sq Ft (21.18 Sq M)

**To Let**



# Suite 6 George House , 64 High Street, Tring, Hertfordshire, HP23 4AF



## Description

Ground floor office suite located in the heart of Tring. The suite comprises an open plan area with a small storage cupboard to the rear. The property has a number of office suites with Costa Coffee to the front. The property has shared use of a kitchenette and w/c facilities. Utilities and service charge will be included in the quoting rent, however an incoming tenant will be responsible for their own telecoms/ internet. Parking is available on site and is offered on a first come, first serve basis.

## Location

Located in the centre of Tring, close to occupiers such as Costa Coffee, Black Goo Coffee Shop and Marks and Spencer's Simply Food. Tring is well located by road being on the A41 leading onto Aylesbury one way and Berkhamsted / M25 the other. Tring Train Station is located under two miles from the property (West Midland Train Line) with services into London Euston and Milton Keynes Central.

## Floor Area

Suite 6	228 Sq Ft	21.18 Sq M
<b>Total</b>	<b>228 Sq Ft</b>	<b>21.18 Sq M</b>

## Rent

£575.00 per calendar month incl

## Terms

Available on a license by negotiation.

## Business Rates

From verbal enquiries, we understand the current ratable value is £4,700. Tenants should be able to apply for zero rates, subject to terms and conditions.

## VAT

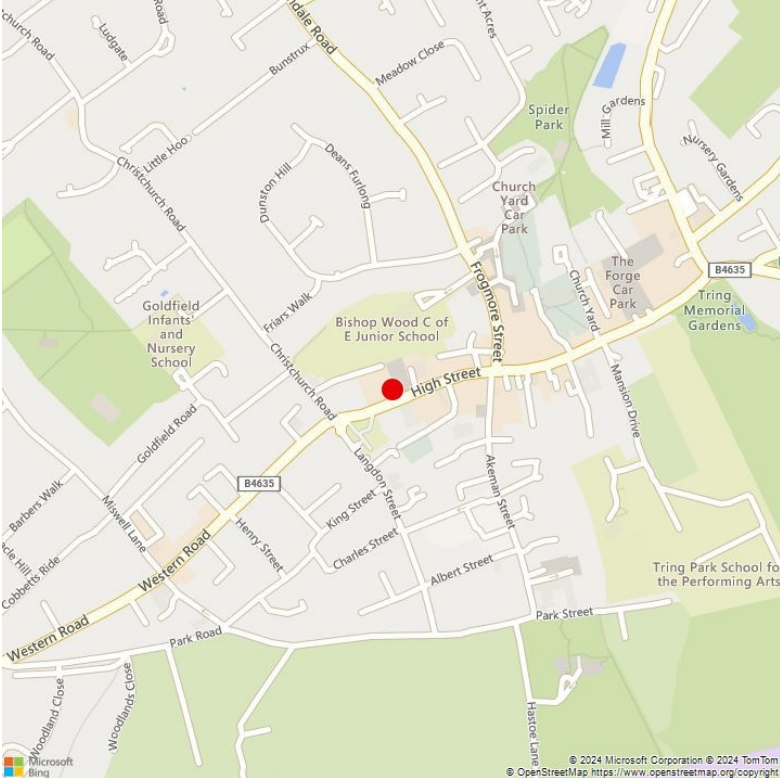
This property is subject to VAT.

## Service Charge

Service charge included within 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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www.argroup.co.uk



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