



- First Floor Suite
- 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.

Connor Harrington
Connor.Harrington@argroup.co.uk
01442 220 800

Joe Richardson
joe.richardson@argroup.co.uk
01442 220 800

Suite 8 George House, High Street, Tring, Hertfordshire, HP23 4AF

Town Centre Office Suite - TO LET

Approx. 226 Sq Ft (21 Sq M)

To Let

Suite 8 George House, High Street, Tring, Hertfordshire, HP23 4AF



Description

First floor office suite located in the centre of Tring above Costa Coffee. The suite comprises an open plan L Shaped suite ready for occupation immediately. The building comprises a multi let office building with shared use of a kitchen 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 available on a first come first serve basis.

Location

Town centre offices located in the centre of Tring, close to occupiers such as Marks and Spencer's Simply Food, Nonna's Supper Club, Black Goo Coffee Shop and Costa Coffee. Tring is located on the A41 leading into Aylesbury one way and Berkhamsted/ M25 the other. Tring Train Station is located under two miles away serving the West Midland Train Line with services into London Euston and Milton Keynes Central.

Floor Area

First Floor Suite	226 Sq Ft	21 Sq M
Total	226 Sq Ft	21 Sq M

Rent

£585.00 per calendar month incl

Terms

Available on a licence be negotiation

Business Rates

From verbal enquiries, we understand the current rateable value is £4,550. Tenants should be able to apply for zero rates, subject to terms and conditions.

VAT

This property is subject to VAT.

Energy Performance Rating

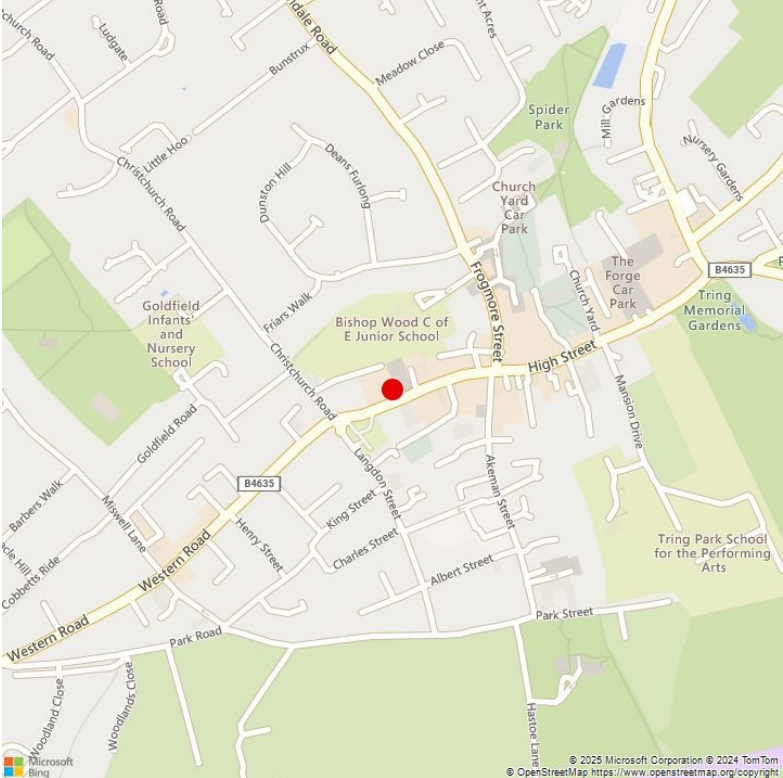
Awaiting EPC

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 01442 220 800
connor.harrington@argroup.co.uk

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