

OFFICE SUITES TO LET

Suite 11: 259 sq ft (24 sq m)

Suite 13: 193 sq ft (17.93 sq m)

**brasier
freeth.**

CHARTERED SURVEYORS

The Courtyard
77 – 79 Marlowes
Hemel Hempstead
Hertfordshire – HP1 1LF

01442 263033

www.brasierfreeth.com



GEORGE HOUSE, HIGH STREET, TRING HP23 4AF

KEY FEATURES

- Office building in prominent position
- Close to station and public car parks
- Carpeting
- Gas fired central heating
- Shared toilets
- Shared kitchen

ACCOMMODATION

	sq ft	sq m
Suite 11 – First Floor	259	24
Suite 13 - First Floor	193	17.93

DESCRIPTION

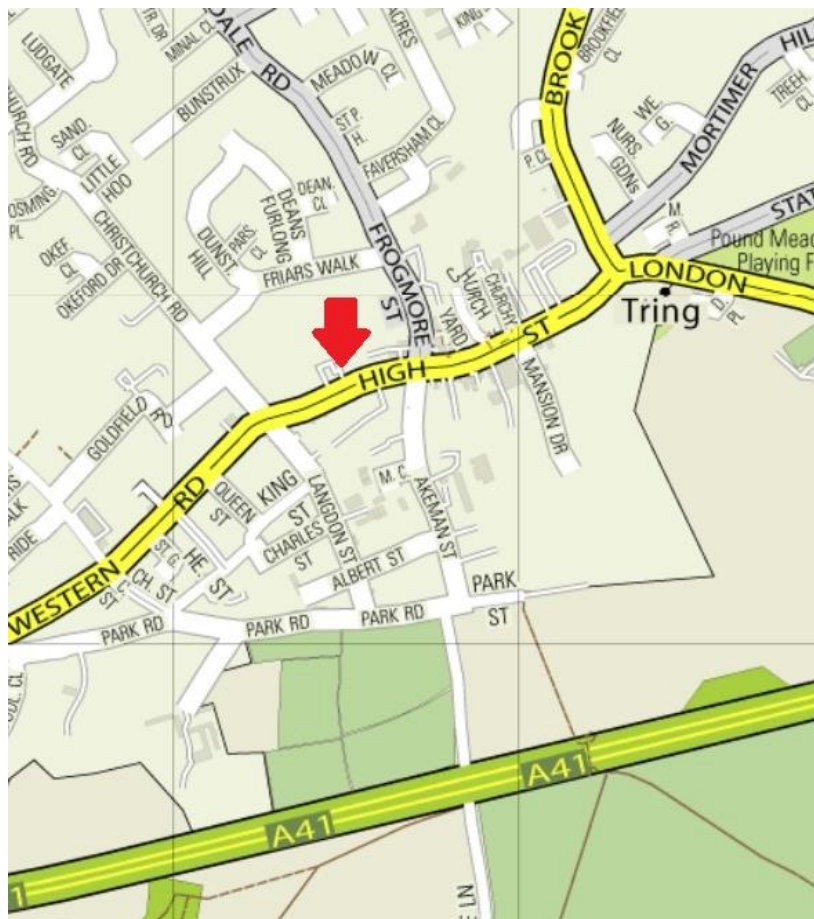
George House is a landmark building in the centre of Tring offering various small office suites on a Licence basis.

The available suites are situated on the first floor.

VIEWING | Strictly by appointment through this office with:

Felix Sharman
01442 298810
felix.sharman@brasierfreeth.com

Philip Walker
01442 298809
philip.walker@brasierfreeth.com



LOCATION

George House is situated in a prominent position on the corner of the High Street and Akeman Street in the centre of Tring.

Tring is an attractive and busy market town benefitting from a number of pubs, restaurants, coffee bars and a Marks & Spencer Food Hall, all within easy walking distance.

Tring is located on the A41 which provides dual carriageway access to the M25 at Junction 20 approximately 12 miles to the east. The town is served by a mainline railway station which offers a fast and frequent service to London Euston with a journey time of approximately 40 minutes and Birmingham. There are various public car parks in close proximity which offer free parking.

TENURE

The suites are available on short term Licence Agreements for a minimum term of six months.

LICENCE FEE

The licence fee for both suites include: heating, electricity, maintenance to the building and cleaning of the common parts, but is exclusive of business rates. The suites are subject to VAT.

Suite 11: £625 per month, plus VAT

Suite 13: £333 per month, plus VAT

RATES

The VOA website shows an entry in the 2017 Rating List of £2,275. 100% business rate relief should be available, but please confirm with the Local Rating Authority.

For rates payable for year to 31st March 2019, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

The EPC rating for this property is: D/86.

October 2018 / 13546

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Winners of an Estates Gazette
'Most Active Regional Agent'
Award from 2008-2018