

OFFICE SUITE TO LET

Suite 6: 230 sq ft (21.4 sq m)

**brasier
freeth.**
CHARTERED SURVEYORS

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GEORGE HOUSE, HIGH STREET, TRING HP23 4AF

KEY FEATURES

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

ACCOMMODATION

	sq ft	sq m
Suite 6 – Ground Floor	230	21.4

DESCRIPTION

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

The available suite is situated on the ground floor and is accessed via the main lobby.

The suite benefits from communal toilets and kitchen.

VIEWING | Strictly by appointment through this office with:

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 suite is available on a short term Licence Agreement for a minimum term of six months.

LICENCE FEE

The licence fee for this suite includes: heating, electricity, maintenance to the building and cleaning of the common parts, but is exclusive of business rates. The suite is subject to VAT.

Suite 6: £430 per month, plus VAT

RATES

The VOA website shows an entry in the 2017 Rating List of £2,650. Small business rate relief should be available, but please confirm with the Local Rating Authority.

For rates payable for year to 31st March 2020, please refer to the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

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