

OFFICE SUITE TO LET

296 sq ft | (27.5 sq m)

**brasier
freeth.**

CHARTERED SURVEYORS

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

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GEORGE HOUSE, 64 HIGH STREET, TRING HP23 4AF

LOCATION

George House is situated in a prominent position on the corner of 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.

DESCRIPTION

George House is a landmark building in the centre of Tring offering a small office suite on the first floor to let.

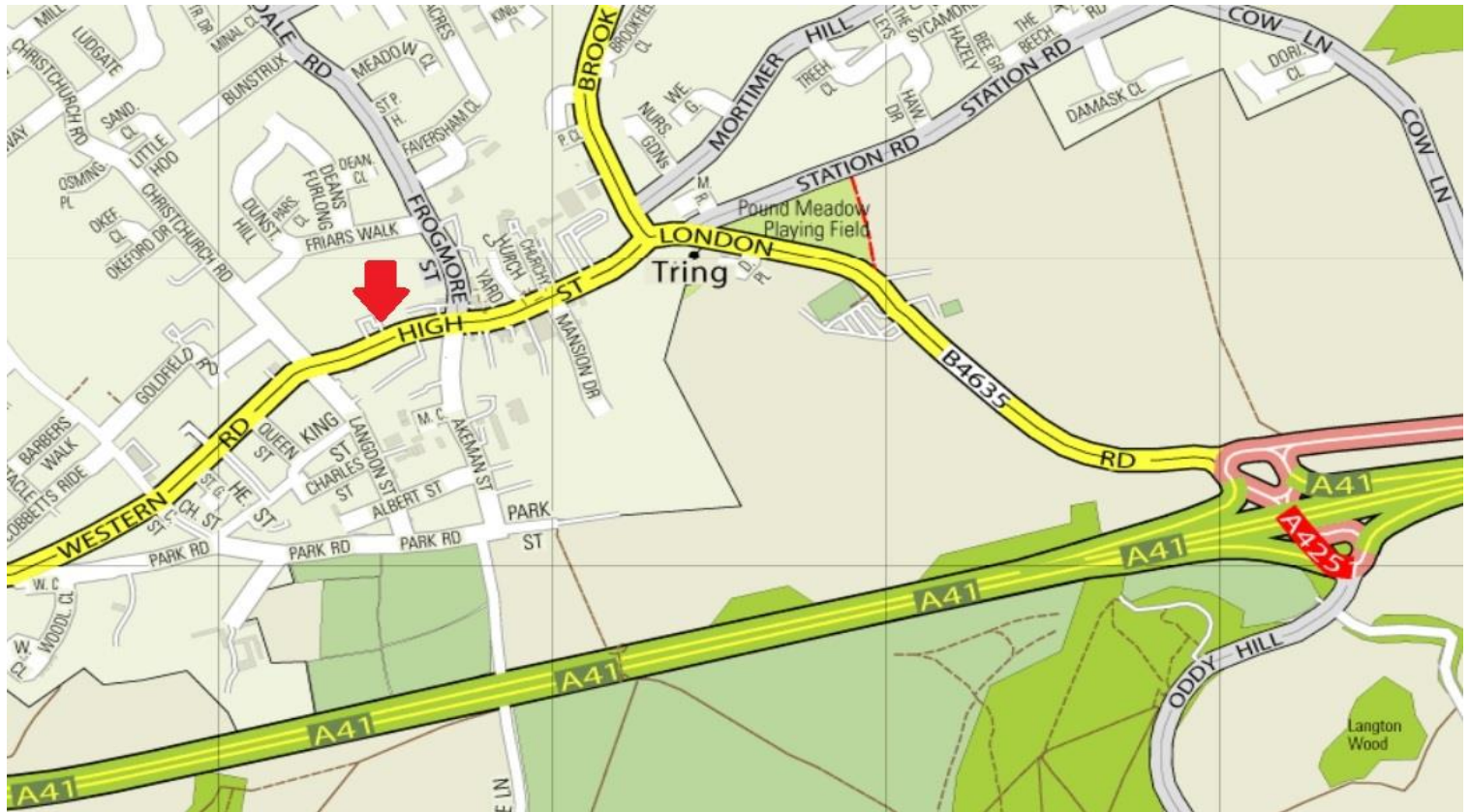
ACCOMMODATION

	sq ft	sq m
Suite 14 – First Floor	296	27.5

VIEWING | Strictly by appointment through this office with:

Connor Crabb
01442 298810
connor.crabb@brasierfreeth.com

Philip Walker
01442 298809
philip.walker@brasierfreeth.com



AMENITIES

- Carpeting
- Gas fired central heating
- Kitchenette
- Shared toilets

TENURE

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

LICENCE FEE

The licence fee will be £5,920 per annum and includes heating, electricity, maintenance to the building and cleaning of the common parts, but is exclusive of business rates and VAT.

If this is your only office premises, you are likely to be entitled to 100% small business rate relief).

RATES

Rateable Value: £4,450

Rates Payable year to 31 March 2017: £1,033

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Dacorum Borough Council – 01442 228000).

EPC RATING

Energy Rating: 86 / Grade: D

FILE NO: 13546

- Lettings & Sales
- Acquisitions
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- Valuations
- Building Surveying
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