

GROUND & FIRST FLOOR SUITES

FROM: 119sq.ft (11.1sq.m)

TO: 736sq.ft (68.38sq.m)

TO LET

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 benefiting from a number of pubs, restaurants, coffee bars and a new 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 which offers a fast and frequent service to London Euston (approximately 40 minutes) and Birmingham.

■ DESCRIPTION

George House is a landmark building in the centre of Tring offering office accommodation on the ground and first floors. The suites benefit from gas fired central heating, carpeting, shared toilet and kitchen facilities. Some limited car parking is also available at an additional cost.

■ ACCOMMODATION

	sq.ft	sq.m
Suite 4/5:	321	29.8
Suite 9:	119	11.1
Suite 14:	296	27.5



■ TENURE

The suites are available on short term Licence Agreements for a minimum term of six months. The rent will include heating, electricity, maintenance to the building and cleaning of the common parts.

■ RENT

Suite 4/5:	£6,099 per annum exclusive
Suite 9:	£2,380 per annum exclusive
Suite 14:	£5,624 per annum exclusive

■ RATES

The rateable value for these suites are to be re-assessed.

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

FILE NO: 08-8051

**** Winners of an Estates Gazette 'Most Active Regional Agent' Competition from 2008-2011 ****



Regional
Awards
2011 WINNER

PROPERTY ADVISER OF THE YEAR
SOUTH EAST REGION

VIEWING

Strictly by appointment through this office with:-

Brasier Freeth
The Courtyard
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Hemel Hempstead HP1 1LF

Philip Walker

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ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Non-Domestic Building



OFFICE SUITES
George House
64 High Street
TRING
HP23 4AF

Certificate Reference Number:
0250-1930-0352-2921-2030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A+ 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

86

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 327
Building complexity (NBS level): 3
Building emission rate (kgCO₂/m²): 56.43

Benchmarks

Buildings similar to this one could have rating as follows:

27 If newly built

73 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.