

## FIRST FLOOR OFFICE SUITES

Suite 10: 110sq.ft (10.21sq.m)

Suite 13: 193sq.ft (17.9sq.m)

### TO LET

**\*\* Winners of an Estates Gazette 'Most Active Regional Agent' Award 2008 – 2011 \*\***

### 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 first floor. 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 10:	110	10.21
Suite 13:	193	17.9

#### TERMS

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 10:	£1,780 per annum exclusive
Suite 13:	£3,000 per annum exclusive

#### RATES

The rateable value for these suites are to be reassessed.

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

#### VIEWING

Strictly by appointment through this office with:-

**Brasier Freeth LLP**  
**The Courtyard**  
**77/79 Marlowes**  
**Hemel Hempstead HP1 1LF**

FAO: Philip Walker  
 D/D: 01442 298809  
 Email: [Philip.walker@brasierfreeth.com](mailto:Philip.walker@brasierfreeth.com)

REF NO: 8051

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



Regional  
**Awards**  
 2011 WINNER

PROPERTY ADVISER OF THE YEAR  
 SOUTH EAST REGION