

**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 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. 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 small office accommodation which benefits from gas fired central heating, carpeting, shared toilet and kitchen facilities.

■ **ACCOMMODATION**

	sq.ft	sq.m
<b>Suite 12:</b>	213	19.78

■ **TENURE**

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

■ **EPC**

Energy Rating: 86 / Grade D.



■ **LICENCE FEE**

The licence fee will be £4,047 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 you are likely to get 100% business rates relief).

■ **RATES**

The rateable value for the suite is to be re-assessed.

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

■ **VIEWING**

Strictly by appointment through this office with:-

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

■ Philip Walker  
DL: 01442 298809  
[Philip.walker@brasierfreeth.com](mailto:Philip.walker@brasierfreeth.com)

■ Matthew Englander  
DL: 01442 298810  
[Matthew.Englander@brasierfreeth.com](mailto:Matthew.Englander@brasierfreeth.com)

**\*\* Winners of an Estates Gazette 'Most Active Regional Agent' Competition from 2008-2014 \*\***



PROPERTY ADVISER OF THE YEAR  
SOUTH EAST REGION

FILE NO: 08-8051

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**01442 263033**

[www.brasierfreeth.com](http://www.brasierfreeth.com)

## SMALL OFFICE SUITE

213sq.ft (19.78sq.m)

**TO LET**

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Regional  
**Awards**  
2011 WINNER

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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.

