



**AITCHISON  
RAFFETY**



- Part ground and first floor offices
- Town Centre location
- Self contained offices
- Potential to split into two areas.
- Demised parking to the rear for 5 cars
- Close to town centre amenities.
- Located just off A41
- Available Mid 2025.

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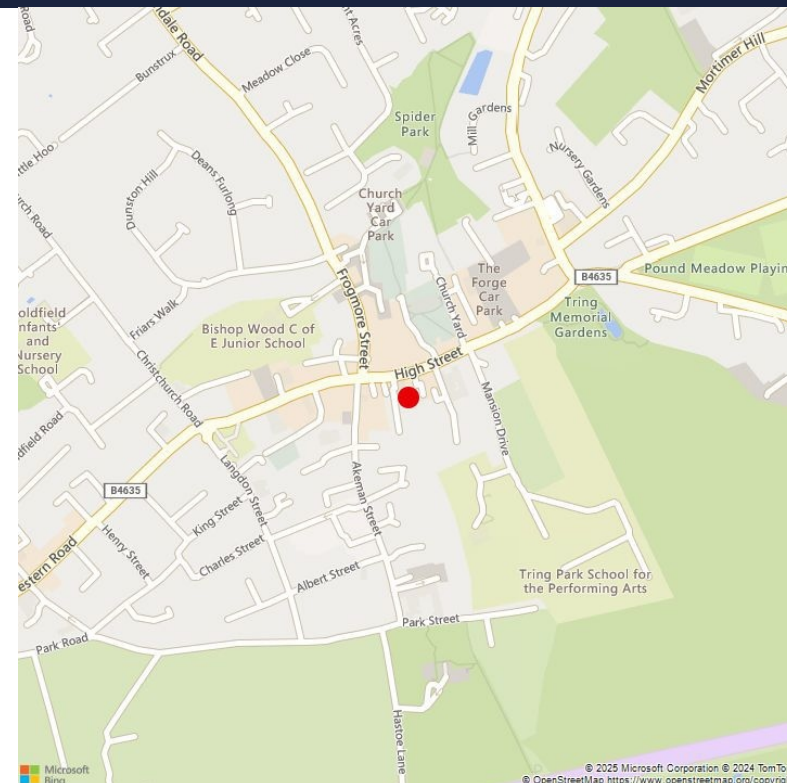
**16-17 High Street, Tring, Hertfordshire, HP23 5AH**

**Town Centre Offices To LET**

**Offices from approx. 361 sq ft - 1,596 sq ft or the whole 1,957 Sq Ft (33.54 - 181.81 Sq M)**

**To Let**

# 16-17 High Street, Tring, Hertfordshire, HP23 5AH



## Description

Part ground and first floor offices located in a prominent position overlooking Tring High Street. The ground floor offices provide a reception area, four offices rooms with a large meeting room and two w/c's. Two internal staircases lead onto the first floor which provides five further offices, W/c's, storage and a communal kitchen. The offices are carpeted throughout with heating provided and offer both larger and small offices within one building. The offices could be split into two sections as per the floor areas below.

## Location

Located in the heart of Tring town centre close to occupiers such as Black Goo coffee shop, Marks and Spencer's Simply Food, and Costa Coffee. The property benefits from demised parking to the rear and being within a few mins walking distance of The Forge car park. Tring Train Station is located within two miles of the property serving the West Midlands Train Line (services into Milton Keynes and London Euston). The property is also well located via road being on the A41 leading to the M25.

## Floor Area

GF Suites	361 Sq Ft	33.54 Sq M
GF Front & FF Suites	1,596 Sq Ft	148.27 Sq M
<b>Total</b>	<b>1,957 Sq Ft</b>	<b>181.81 Sq M</b>

### IMPORTANCE NOTICE

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## Rent

£36,500 per annum exclusive

GF Suites - £7,000 pax

GF Front and FF Suites - £29,500

## Terms

Available on a new lease by negotiation.

## Business Rates

From verbal enquiries, we understand the current rateable value is £31,250 pa. Business rates may be subject to change if the suite is divided, subject to terms and conditions.

## VAT

This property is subject to VAT.

## Energy Performance Rating

D 92

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

By appointment only with sole agents Aitchison Raffety Connor Harrington 01442 220 800  
 connor.harrington@argroup.co.uk  
 or Ian Archer 01442 220 800  
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**AITCHISON  
RAFFETY**

www.argroup.co.uk



**INVESTORS IN PEOPLE™**  
We invest in people Silver

