



*AITCHISON  
RAFFETY* 

Now part of  
 **GRAHAM  
SIBBALD**

- Town centre location
- Close to town centre amenities
- Private Access
- Newly Decorated
- Located just off A41
- Available immediately

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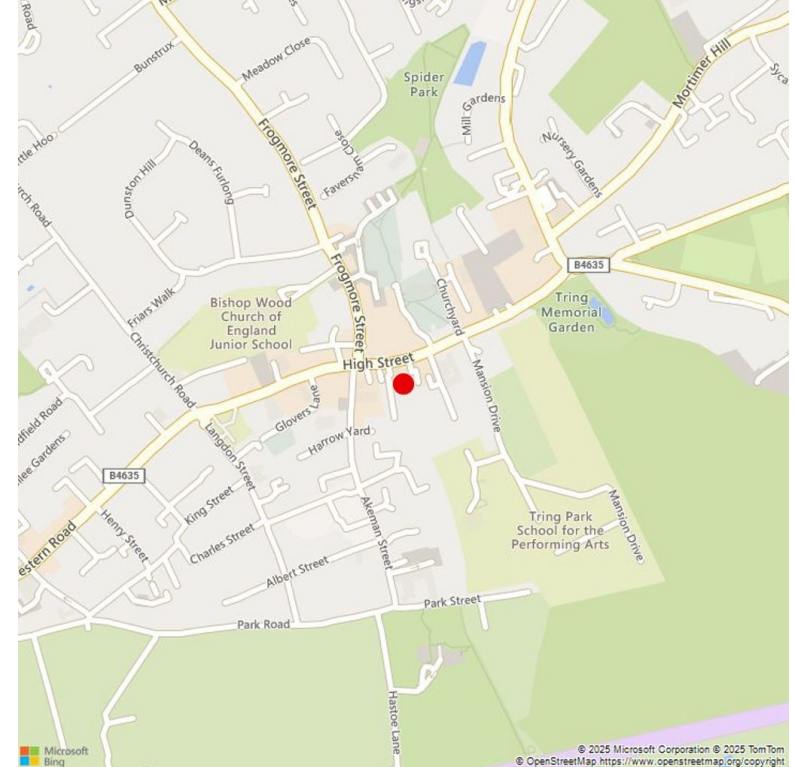
Ground Floor, 16-17 High Street, Tring, Hertfordshire, HP23 5AH

Ground Floor Suite

Approx. 361 Sq Ft (33.54 Sq M)

**To Let**

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



## Description

Ground floor offices with own front door at the rear located in a prominent building overlooking Tring High Street. The ground floor offices provide four rooms. The offices are carpeted throughout with electric heating provided.

## 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 is 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.

## Rent

£7,250 per annum exclusive

## Terms

Available on a new lease by negotiation.

## Business Rates

A new separate assessment will be required but we expect that no rates will be payable.

## VAT

There is no VAT

## Energy Performance Rating

D 92

## Legal Costs

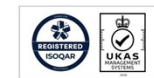
Each party is to be responsible for their own legal costs.

## Viewings

By appointment only with sole agents Aitchison Raffety 01442 220 800  
connor.harrington@argroup.co.uk  
or ian.archer@argroup.co.uk

**AITCHISON  
RAFFETY**

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