



**AITCHISON  
RAFFETY**



- Good Natural daylight and adjustable LED lights
- Attractive setting
- Town Centre location
- Double glazed windows
- Open plan with two private offices
- Meeting Room
- Available now

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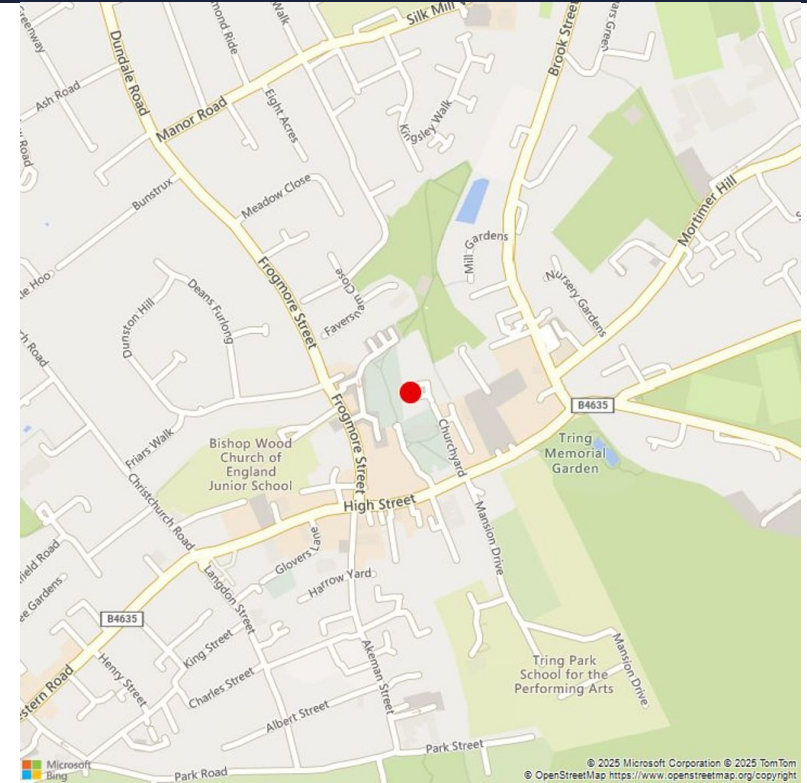
**Sutton Court, 2nd Floor Suite, Church Yard, Tring, Herts, HP23 5BB**

**Attractive Modern Town Centre Office**

**Approx. 1,464 Sq Ft (136.01 Sq M)**

**To Let**

# Sutton Court, 2nd Floor Suite, Church Yard, Tring, Hertfordshire, HP23 5BB



## Description

Spacious self contained second floor suite on the top floor of Sutton Court. The suite benefits from a predominantly open plan space with two private offices, meeting room, two w/c's and kitchen. The suite benefits from carpeting throughout, adjustable LED lighting, air conditioning and on site parking for 5 cars for this suite.

## Location

Located in the heart of Tring, just off the main High Street area. Sutton Court comprises of a multi office building with allocated parking. Tring is an attractive market town at the edge of the Chilterns in western Hertfordshire.

The A41 nearby provides direct access to the M25 to the south east and Aylesbury to the north west.

Tring Train Station 1.7 Miles  
A41 0.9 Miles  
Aylesbury 8.2 Miles  
M25 (J20) 12.7 Miles

## Rent

£28,500 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed. Tenant to be responsible for own utilities which are separately metered by floor.

## Business Rates

From verbal enquiries, we understand the current rateable value is £24,000 with rates payable in the order of £11,760 per annum.

## VAT

This property is subject to VAT.

## Energy Performance Rating

C 71

## Service Charge

A service charge will be applicable to cover items such as cleaning of the common parts, alarm maintenance and other items. Service charge to be confirmed.

## Legal Costs

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

## Viewings

By appointment via sole agents -  
Aitchison Raffety Ian Archer  
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Connor Harrington, 01442  
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