

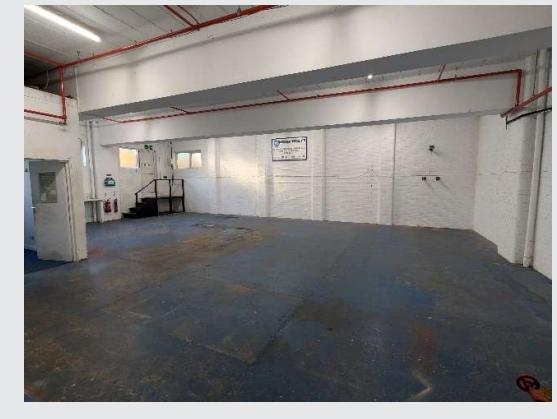
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Two storey warehouse building

Blue Shield House, Queen Street, Tring, HP23 6BQ



ACCOMMODATION

Ground floor	2,251 sq ft	209.12 sq m
First floor	2,182 sq ft	202.71 sq m
Total	4,433 sq ft	411.8 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Three phase power
- ✓ Air Conditioning
- ✓ Goods lift to first floor
- ✓ Modern office space

LOCATION

Situated on Queen Street, which is approximately 200 yards from Tring High Street., offering an array of local amenities including Marks & Spencer, Library, Pharmacy and Costa to name a few. The A41 is located 1.2 miles from Blue Shield House. Tring Train Station is approximately 1.8 miles and serves the West Coast Main Line which runs to London Euston.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

A two-storey warehouse building with loading and parking to the front. The ground floor of Blue Shield House comprises of open plan storage, W/C, small office area and a goods lift to the first floor. This is accessed via either a front door or a loading roller shutter. To the first floor are modern open plan offices with male and female W/C's, kitchen, three individual offices and goods lift. It is worth noting prior to the current owners that the whole building was used as warehouse and storage, so could be reverted back to this if you removed the partition walls on the first floor. Externally there is a small loading area and parking for approximately 4 cars.

PRICE

£650,000 for the Freehold interest

RATES

Rateable value: £36,500. Rates payable 24/25 £9,231.50. Interested parties should contact Dacorum Council – 01442 228268 to verify the rates payable.

VAT

We understand that VAT is payable on the price.

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