

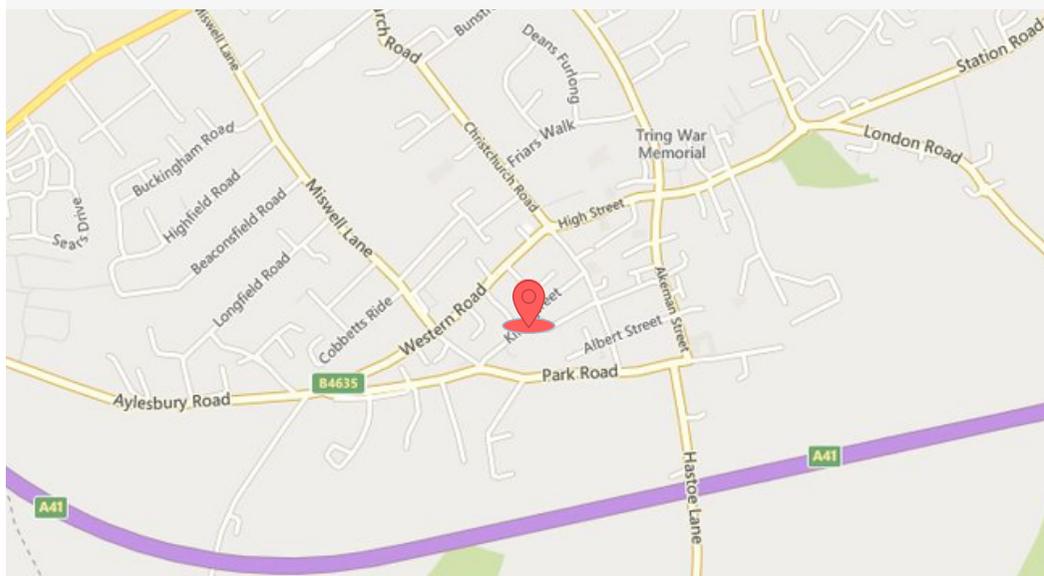
Blue Shield House |  
Queen Street |  
Tring | HP23 6BQ

Warehouse / Offices  
For Sale | 4,431 Sq.ft



**Key features**

- Well located within walking distance to Tring town centre
- Suitable for conversion/redevelopment - subject to necessary planning consents
- Loading access to Queen Street with level loading roller shutter
- 2.95m clear height on ground floor
- Modern office accommodation on first floor
- Parking provision at the front of the property
- Goods lift to first floor



## Blue Shield House | Queen Street | Tring | HP23 6BQ

### Description

The property comprises two elements, a ground floor warehouse and first floor offices. The ground floor comprises a level loading roller shutter door with open plan storage and has a clear internal height of 2.95m. Specification includes three phase power, strip lighting and a single WC. There is a goods lift which provides access to the first floor.

The first floor is fitted as a mix of open plan and cellular offices with a modern fit out including air conditioning, suspended ceilings and LED lighting. There is also a kitchenette and WC facilities.

Externally there is a loading area with parking which can take up to four cars. Additionally there is unrestricted parking on Queen Street.

### Location

Blue Shield House is situated on Queen Street on the western side of Tring town centre. Tring is an attractive and busy market town benefitting 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 station which offers a fast and frequent service into London Euston with a journey time of approximately 40 minutes.

### Tenure

The property is available to purchase on an unconditional basis with offers invited in the region of £750,000.

### Accommodation

Ground floor	2,240 Sq.ft	208.10 Sq.m
First floor	2,191 Sq.ft	203.56 Sq.m
<b>TOTAL</b>	<b>  4,431 Sq.ft</b>	<b>  411.65 Sq.m</b>

These floor areas are approximate and have been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £36,500. The rates payable will be a proportion of this figure.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Dacorum Borough Council – 01442 228000.

### EPC

The property has an EPC rating of C 61. Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

We understand VAT is applicable to the transaction.

### For viewings contact

Tim Howlings  
07702 884402  
tim.howlings@brasierfreeth.com

Sara Yasir-Dhillu  
07548 098880  
sara.yasir-dhillu@brasierfreeth.com

