



**AITCHISON**  
**RAFFETY**



- 5 allocated parking spaces
- Lift
- Air conditioning
- Shared WCs including disabled persons
- Kitchenette
- 3 Compartment trunking to first floor

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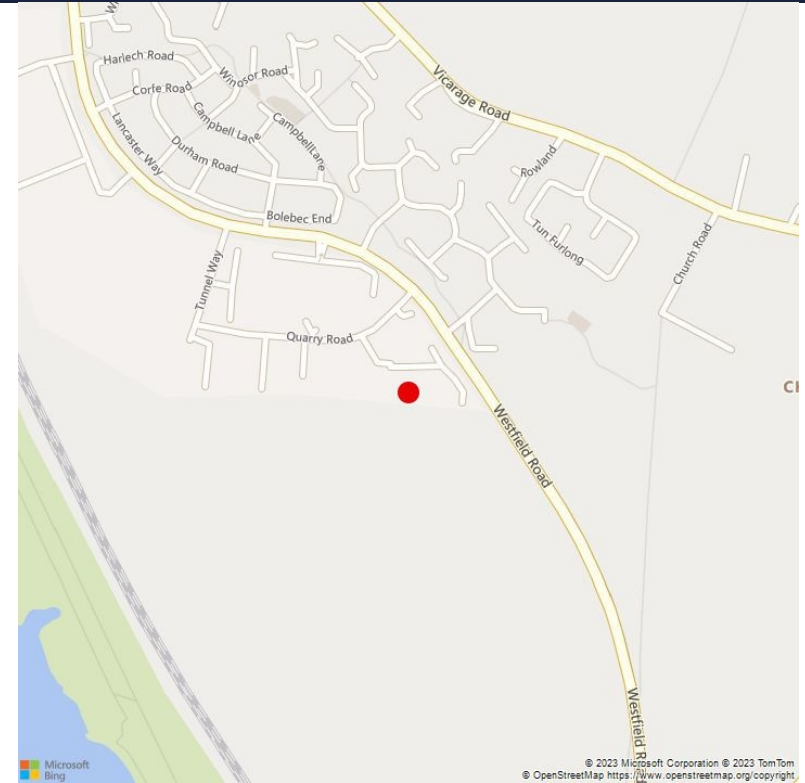
First Floor Morton House, 9 Beacon Court Pitstone Business Park, Pitstone, LU7 9GY

First Floor office suite with lift access

Approx. 1,131 Sq Ft (105.07 Sq M)

**To Let**

# First Floor Morton House, 9 Beacon Court Pitstone Business Park, Pitstone, LU7 9GY



## Description

The property comprises a first floor suite within this 2-storey office currently laid out mainly as open plan offices but with a meeting room and small kitchen area. It benefits from comfort cooling in the meeting room, electric heating, and shared use of a disabled persons WC, male and female WC's and a disabled persons lift.

## Location

The property is situated within approximately 2 miles of Tring station and 3.2 miles of the A41 dual carriageway to the east side of Tring providing excellent access to the national as well as the local transport networks. The property is also set within attractive countryside, within a reclaimed quarry in the village of Pitstone Green Aylesbury is within 9 miles and Junction 20 of the M25 is within 15 miles.

## Floor Area

First Floor	1,131 Sq Ft	105.07 Sq M
<b>Total</b>	<b>1,131 Sq Ft</b>	<b>105.07 Sq M</b>

## Rent

£18,000 per annum exclusive

## Terms

Available by way of a new full repairing and insuring lease.

## VAT

All quoted prices are subject to VAT

## Energy Performance Rating

Awaited

## Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.  
Please contact for more information.

## Legal Costs

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

## Viewings

Strictly by appointment via  
the sole agents - Aitchison  
Raffety 01442 220800  
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We invest in people Silver



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