

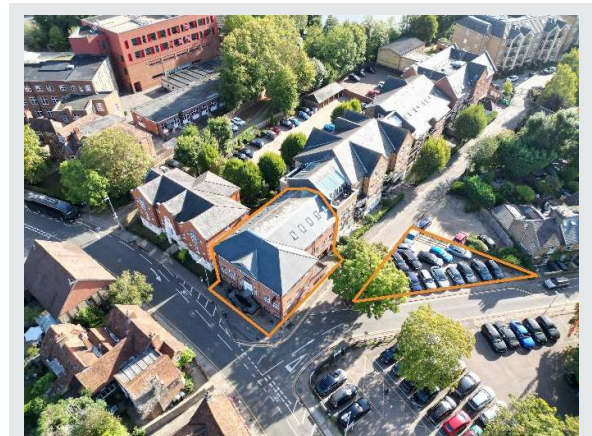
PERRY HOLT

PROPERTY CONSULTANTS

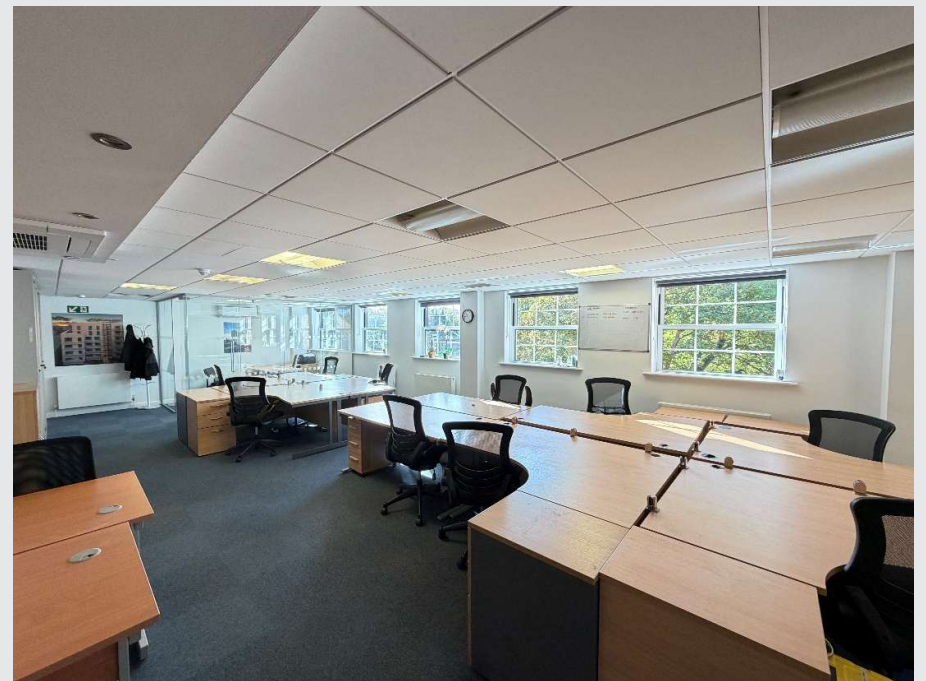
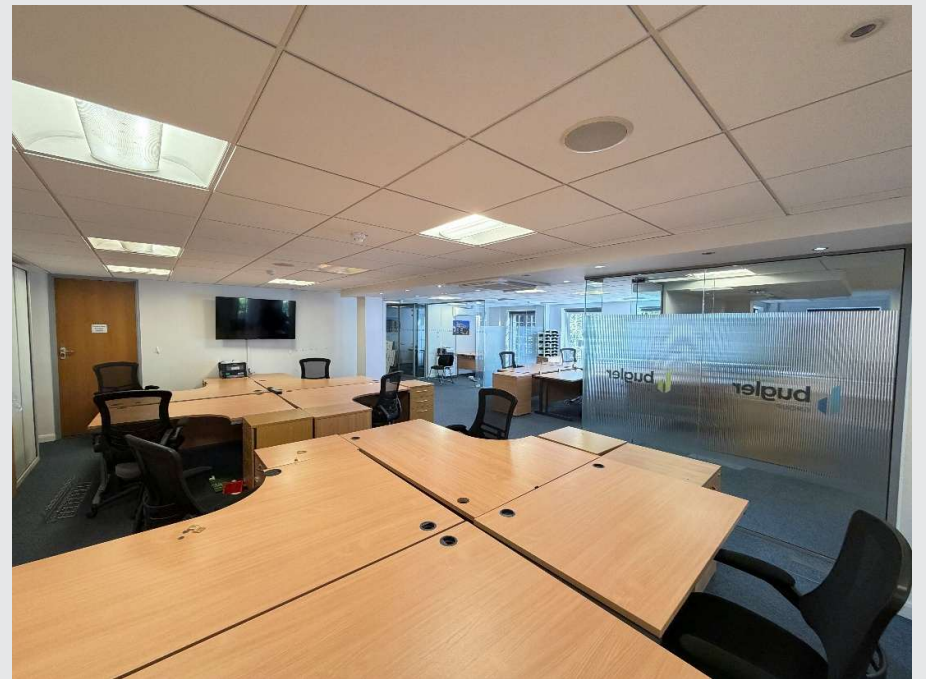
TO LET

Prominent headquarter building occupying
a corner plot with an overflow car park

25 High Street, Rickmansworth, WD3 1ET



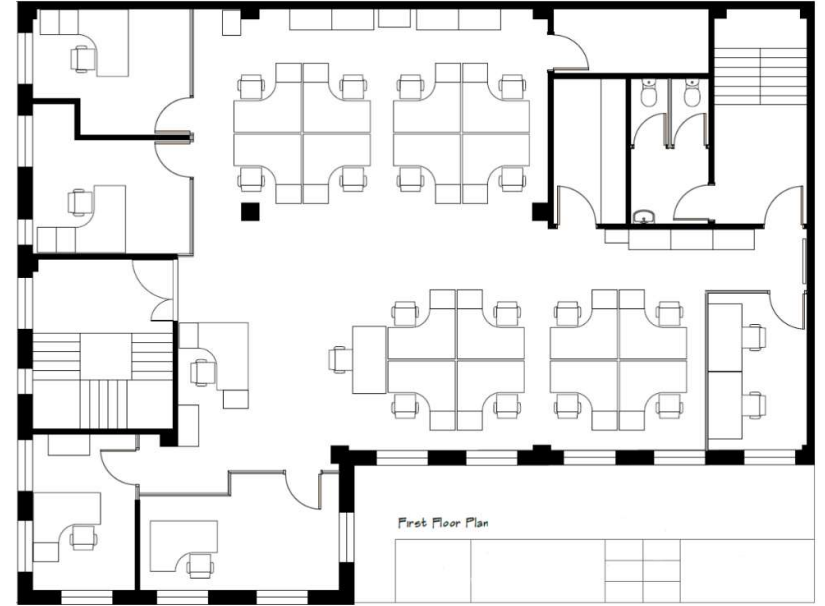
These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.



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Upper Ground Floor



First Floor

ACCOMODATION

Sqft NIA Sqm NIA

Upper Ground Floor	2,019	187.5
First Floor	1,999	185.7
Second Floor	1,314	122
Total	5,332	495



Second Floor

AMENITIES

- ✓ Prominent headquarter building
- ✓ Train station in walking distance
- ✓ Subject to negotiation, available on a turnkey basis
- ✓ Versatile floorspace layout

LOCATION

Located on High Street, Rickmansworth the office is situated a short walk to the main retail area and is located next to a public car park. Rickmansworth offers retailers such as Waitrose, Marks and Spencer, Starbucks, McDonalds and Boots to name a few. Rickmansworth is a popular and affluent suburb which is on the metropolitan line with access into Baker Street and the station is only a 10 minute walk away from the office. You can also access the Chiltern line to Marleybone. By road, the building is located 2 miles from Junction 18 of the M25.

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

An impressive headquarter building situated in the heart of Rickmansworth with excellent parking facilities. The building occupies a corner plot with the main entrance on the High Street. Access to the internal car park is via Wharf Lane which runs adjacent to the building. Internally, the office space is arranged over upper ground to second floor with staircases front and back. There are also W/C facilities on the lower ground floor which are accessed via the rear staircase. The office area's are open plan and fitted to a high specification, where you will find a shower room on one of the floors, W/C facilities and kitchenettes to all floors. Being a corner plot, the building is well lit throughout and feels spacious on all floors. There is also air conditioning to individual rooms, meeting rooms and the main floorspace. There are storage rooms on each floor along with a section in the car park. Along with the internal car park, there is an overflow car park on the other side of the road capable of fitting 16+ cars. Disclaimer – please note the overflow car park is on a lease agreement which does not form part of the freehold.

RENT

POA

RATES

Rateable value 26/27 - £137,000. Rates payable should be verified with Three Rivers Council.

VAT

Applicable

EPC

C 72

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