

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

957 sq ft office suite available on a
flexible lease term

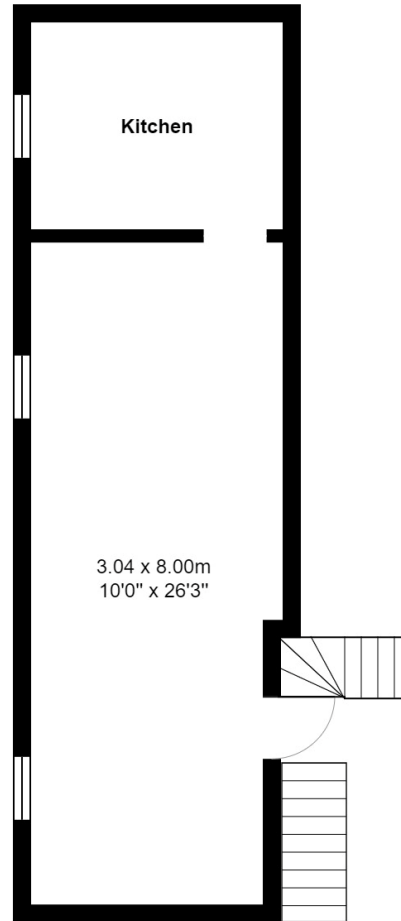
Suite 3 Batchworth Lock House, 99 Church Street, Rickmansworth, Hertfordshire, WD3 1JJ



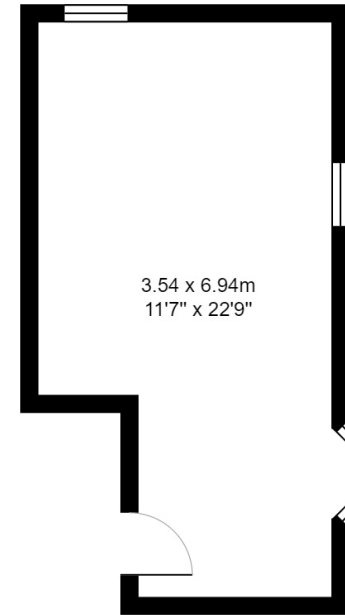
ACCOMMODATION

	Sq ft	Sq m
Total	957	88.9

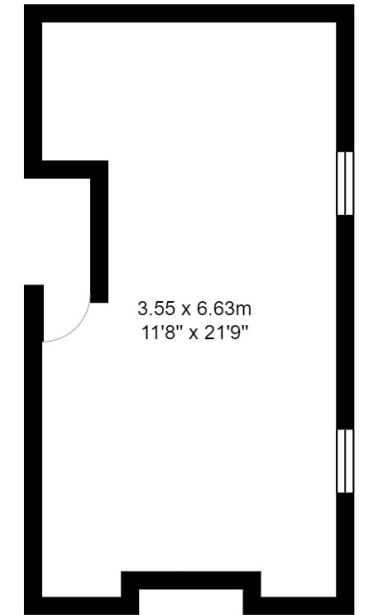
Ground floor



Middle floor



Top floor



AMENITIES

- ✓ Located a short distance to Rickmansworth Town Centre
- ✓ 4 off-site allocated car parking spaces with time restrictions
- ✓ Wall-mounted air conditioning
- ✓ Attractive canal-side setting
- ✓ W/C and kitchen facilities

LOCATION

Well located in a prominent position on the A404 just outside Rickmansworth Town Centre. Batchworth Lock House benefits from shopping and other town centre service facilities, as well as being only a short walk from Rickmansworth Station. Rickmansworth is a well-established commercial centre with superb communication links. Junctions 17 & 18 of the M25 are within 2 miles and Rickmansworth Station provides direct services to the West End and City (Metropolitan Line) and Marylebone.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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FIRST FLOOR OFFICES 165 -167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

DESCRIPTION

Batchworth Lock House comprises an attractive Grade II Listed period building set over three floors overlooking Batchworth Lock. The suite comprises three cellular offices that present well and full of character. There is good natural light throughout and the suite benefits from a self-contained kitchen and WC facilities. The top floor benefits from two wall mounted A/C units.

TERM

The suite is offered on a new lease for a term by negotiation.

RENT

£23,500 per annum exclusive.

RATES

Rateable value: £23,250.

Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is payable on the rent.

EPC

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