

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

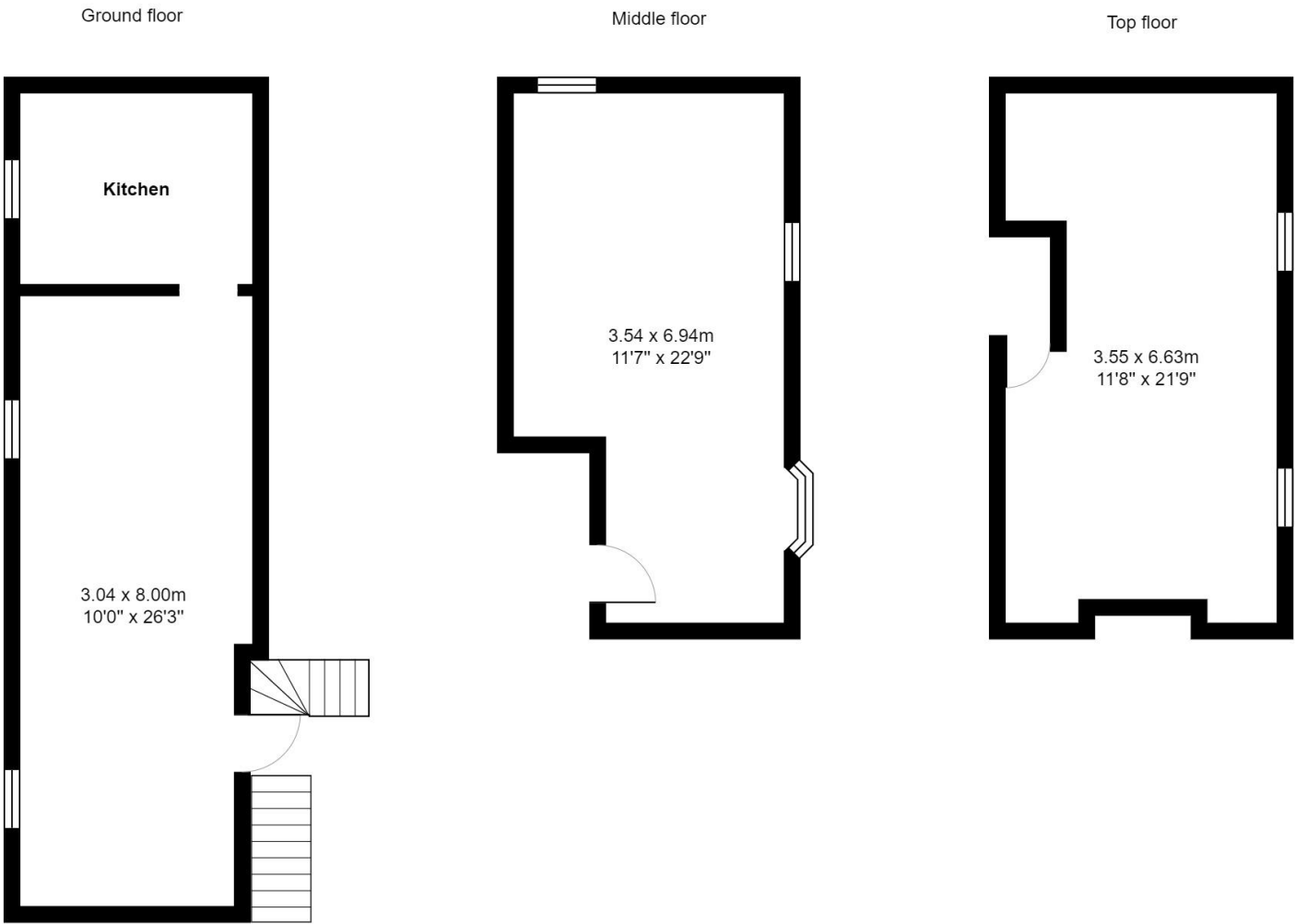
**957 sq ft office suite available on a  
flexible lease term**

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



ACCOMMODATION

|       | Sq ft | Sq m |
|-------|-------|------|
| Total | 957   | 88.9 |



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

- ✓ 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.

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

perryholt.co.uk

**JOEL LOBATTO**

DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk