

30 CHURCH STREET RICKMANSWORTH

WD3 1DJ

bf.

brasierfreeth.com

*First Floor Office Suite - To Let
705 Sq.ft (54.50 Sq.m)*

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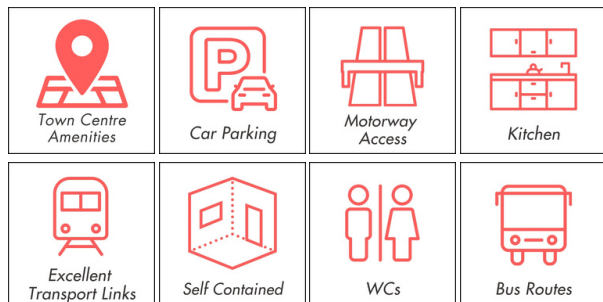
WD3 1DJ

Office Space
TO LET

KEY DETAILS

- Prominently positioned on Church Street in the heart of Rickmansworth
- Within walking distance of Rickmansworth (Metropolitan Line & Chiltern Railways)
- Easy access to M25 (Junction 17 & 18)
- Suitable for a range of office or professional uses
- Close to M&S Foodhall, Waitrose, Tesco, Boots, cafes, banks and local eateries.
- 2 parking spaces

AMENITIES





ACCOMMODATION

Floor	Size Sq.m	Size Sq.ft
First Floor	65.50	705

This floor area is approximate and has been calculated on a net internal basis.

DESCRIPTION

The offices comprise the first floor of this attractive, traditional style building and are wholly self-contained, with dedicated access from the rear. They comprise three private offices arranged around a large central landing. Ladies and gents toilets are provided together with a kitchen facility.



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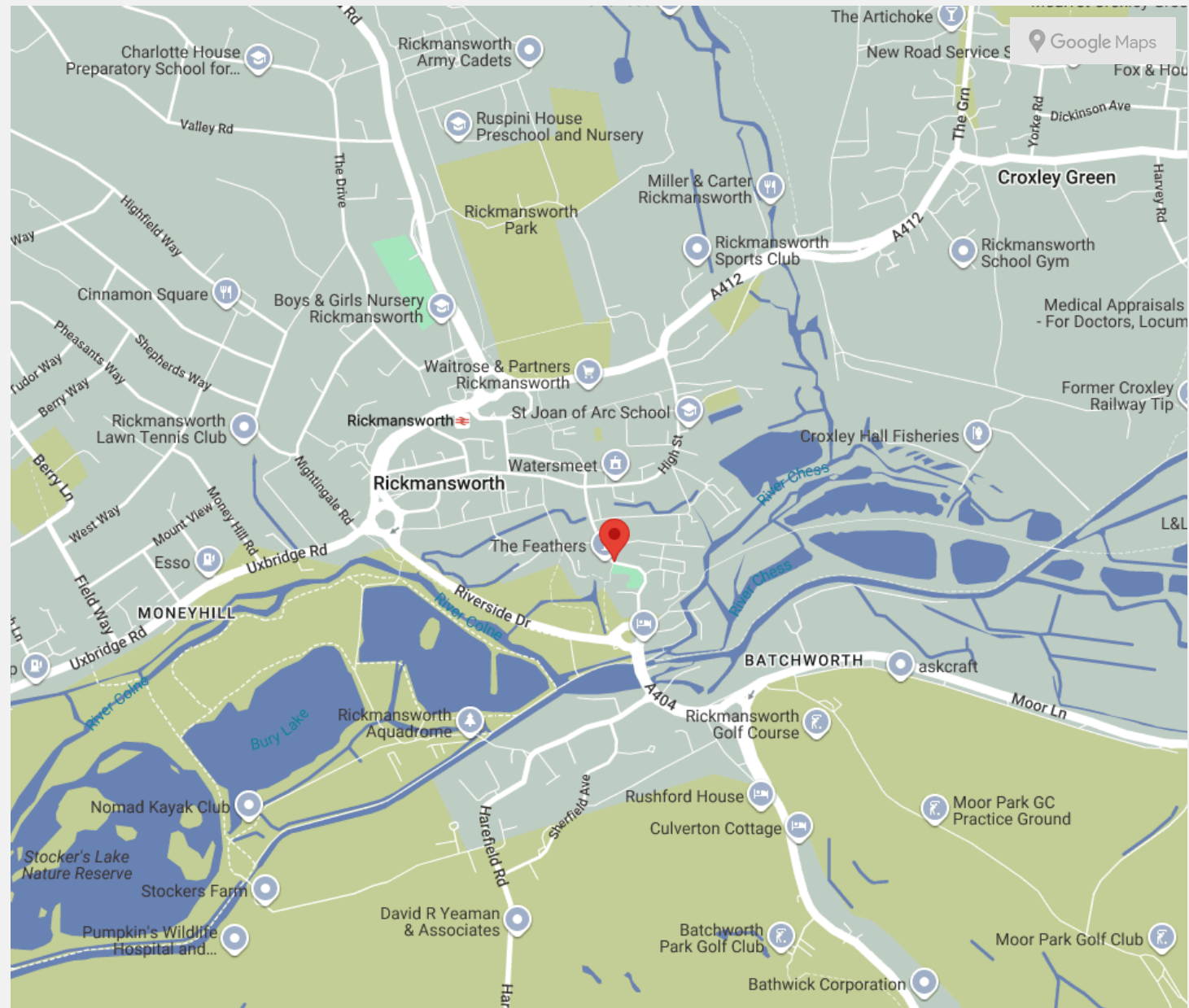
LOCATION

The property is located on Church Street in the centre of Rickmansworth, a well connected and affluent Hertfordshire town. The office benefits from a prominent position within a thriving town centre that supports a variety of national multiple and local independent retailers, including a Marks & Spencer food outlet, together with a number of coffee shops and restaurants.

Rickmansworth Station is within walking distance, providing direct services to Central London via the Metropolitan Line and Chiltern Railways. The M25 (Junctions 17 & 18) is also easily accessible, offering excellent road connectivity.

TRANSPORT

-  Rickmansworth station - 9 minute walk
-  M25 (J17) - 7 minute drive
-  Amersham underground - 12 minute drive



TENURE

A new lease is to be granted for a term to be agreed, on full repairing and insuring terms.

RENT

£20,000 per annum exclusive.

EPC

The property has an EPC rating of D 99. Details available upon request.

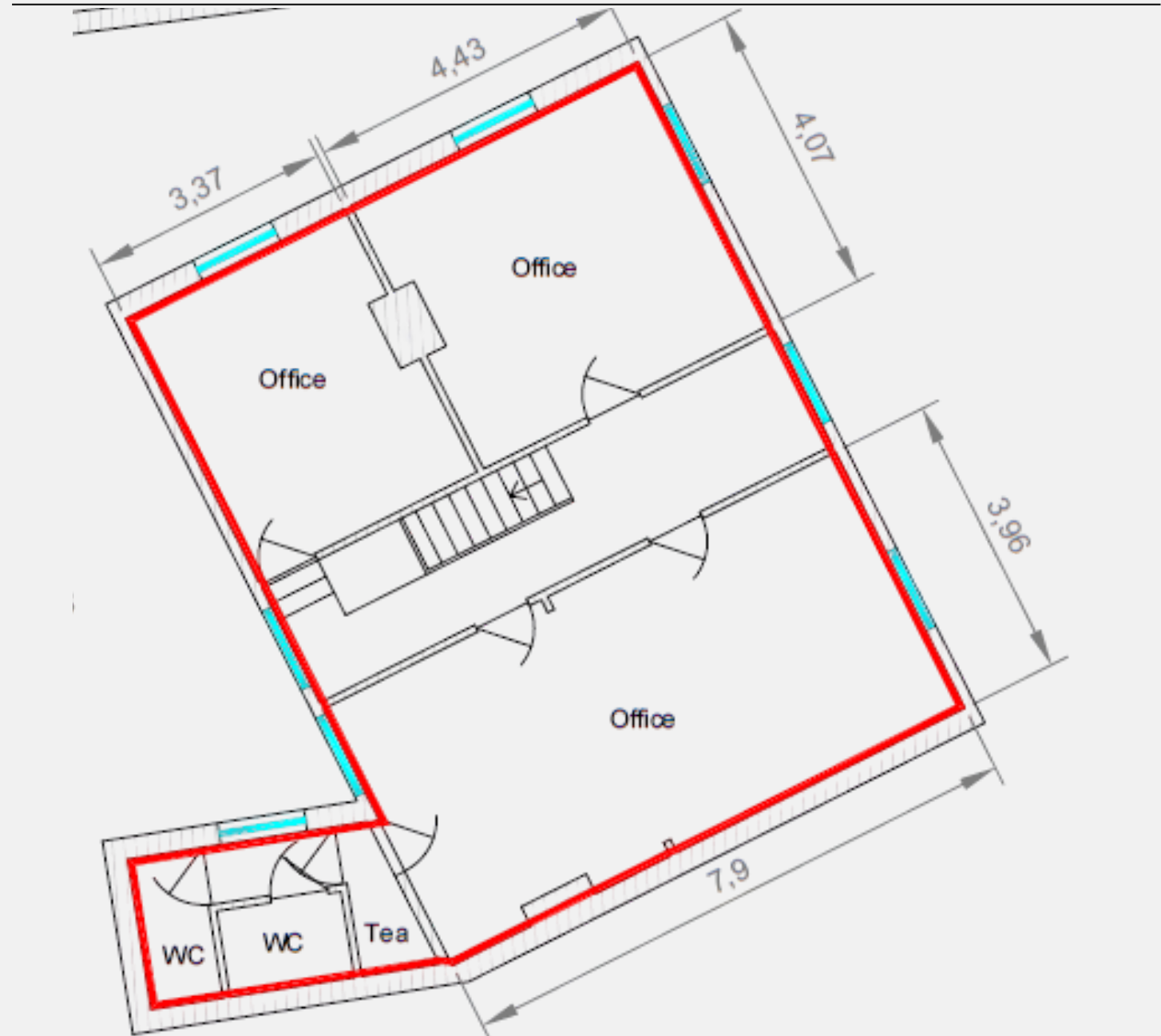
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £20,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, 01923 776611.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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