

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

## Modern ground floor office space

Trinity Court, Church Street, Rickmansworth, WD3 1RT



# ACCOMMODATION

Sq ft    Sq m

**Ground Floor**    **2,682** 249.16



**EXISTING GROUND FLOOR PLAN**



## AMENITIES

- ✓ Close to Rickmansworth Town Centre
- ✓ Kitchen facilities
- ✓ W/C and showers
- ✓ Parking available with cycle storage

## LOCATION

Trinity Court is just a short walk from Rickmansworth Station which provides a fast and regular service to Central London via both underground (Met Line) and rail (Marylebone). Rickmansworth is a particularly attractive town with a wide range of amenities.

Rickmansworth is situated approximately 20 miles to the north west of Central London some 2 miles from Junctions 17 and 18 of the M25, benefitting from excellent access to the regional motorway network (M1, M40 and M4).

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## DESCRIPTION

Situated on Church Street, Rickmansworth, this attractive traditional office building offers ground-floor office accommodation in a picturesque waterside setting. The space comprises a fully refurbished reception area, open-plan offices with private office suites and benefits from LED lighting and an abundance of natural light throughout. Kitchen facilities along with modern WC's and showers are provided, while the office also benefits from parking and cycle storage. The property is conveniently located just 0.7 miles from Rickmansworth High Street and Rickmansworth Railway Station.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

From £20 psqft

## SERVICE CHARGE

Ask agent

## RATES

Rateable value 26/27: TBC

## VAT

We understand that VAT is payable on the rent.

# PERRY HOLT

PROPERTY CONSULTANTS  
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