

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

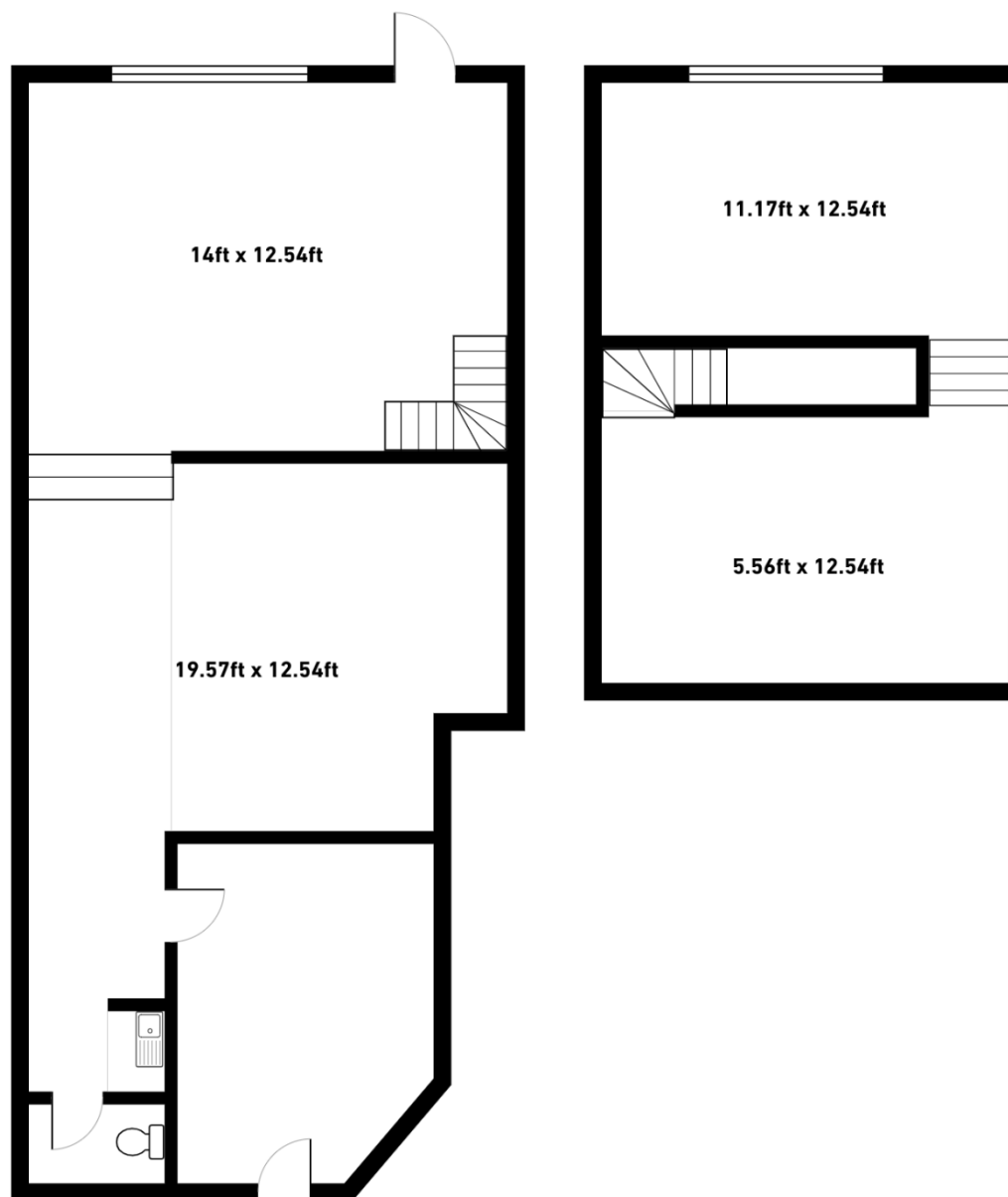
Modern office space in
Rickmansworth Town Centre

27 Church Street, Rickmansworth, WD3 1DE



ACCOMMODATION

	Sq Ft	Sq M
Ground Floor Office	499	46.3
First Floor Office	210	19.5
Total	709	65.8



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Modern space
- ✓ W/C and kitchen facilities
- ✓ Town centre location
- ✓ One car parking space

LOCATION

Located on Church Street, Rickmansworth the property is situated just a short walk to the High Street which offers retailers such as Marks and Spencer, Starbucks, Greggs and McDonalds, to name a few. Rickmansworth is a popular and affluent suburb which is on the metropolitan line with access into Baker Street and benefits from the station being only a 10 minute walk away from the High Street. By road, the building is located 2.3 miles from Junction 18 of the M25.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Situated on Church Street, just moments from Rickmansworth High Street, this modern office property offers well-presented accommodation arranged over both ground and first floors. The premises provide bright and versatile office space, complemented by W/C facilities and a kitchen. The property also benefits from rear access and parking for one car. Ideally located within easy reach of Rickmansworth Train Station, this is an excellent opportunity to occupy quality office space in a well-connected town centre location.

TERM

A new lease for a term to be agreed with the Landlord.

RENT

£21,000 per annum exclusive.

RATES

Rateable Value 26/27: £16,000. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

EPC

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