

SECOND FLOOR // BUILDING THREE

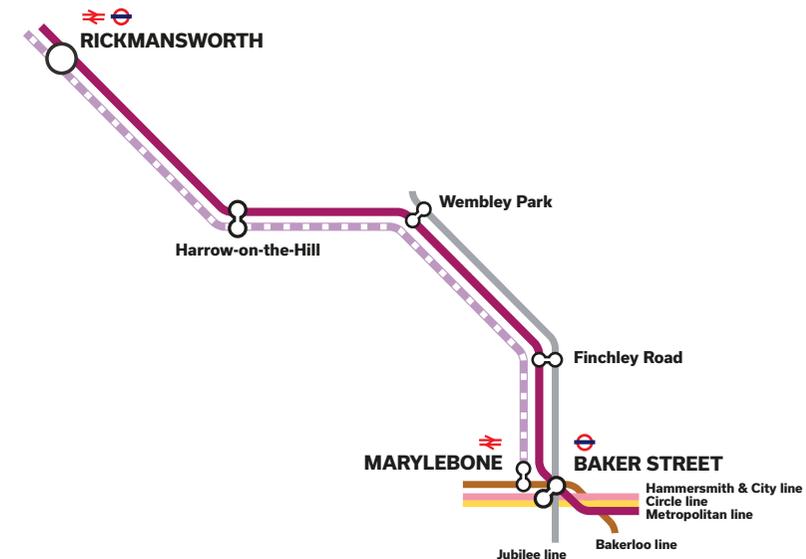
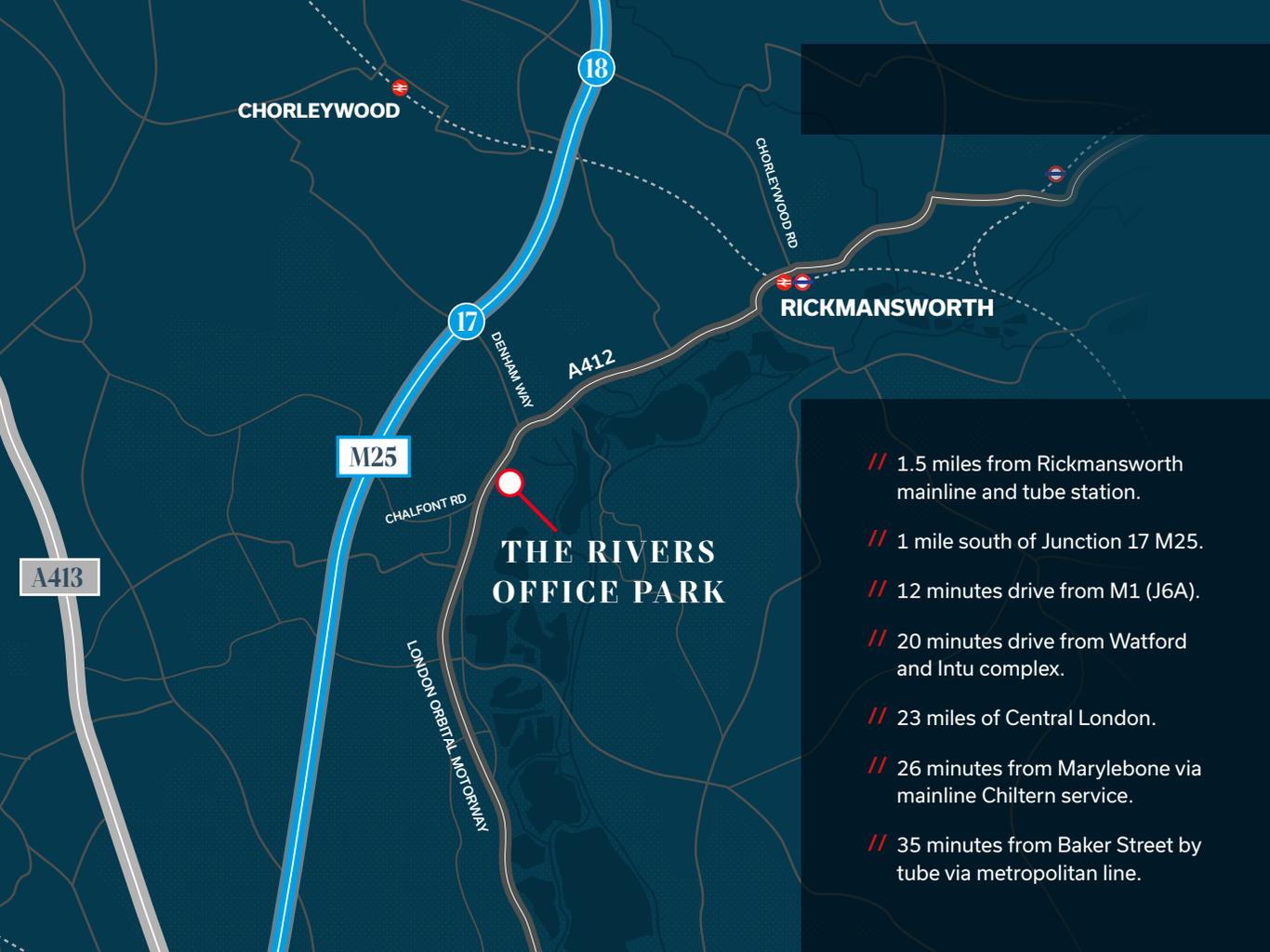
# THE RIVERS OFFICE PARK

RICKMANSWORTH // WD3 9YS



GRADE A OFFICE FLOOR TO LET // 9,935 SQ FT (923 SQ M)





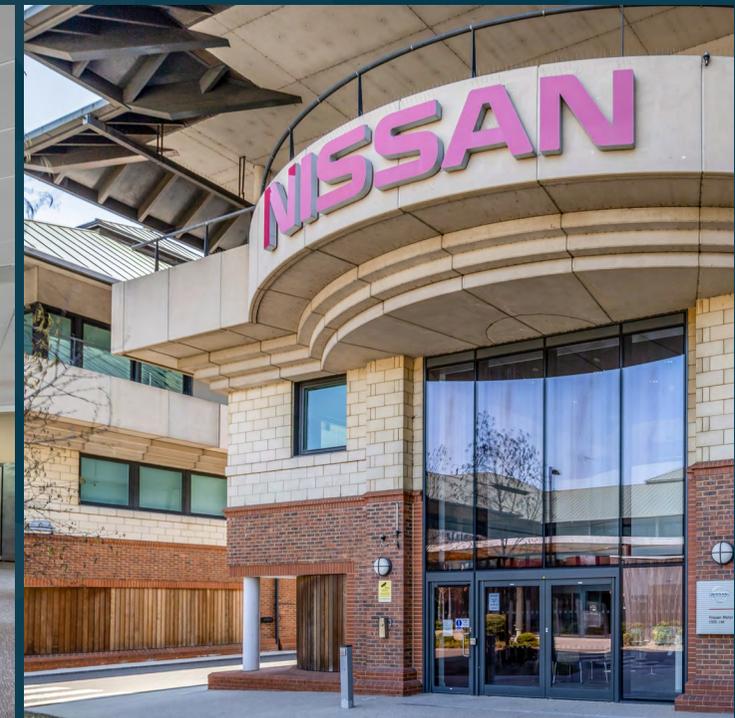
## Location

The Rivers Office Park is strategically located 1 mile from the M25 (J17). This location gives fast, easy access to the M1, M40, M4, M3 and all major London airports.

The property is situated 1.5 miles from Rickmansworth town centre where a fast over ground and Metropolitan line service is available in to London Marylebone and the City.

# Description

Fully fitted second floor offices forming part of an attractive three-storey building being part of a secure campus of three buildings with on-site cafe facilities.



# Specification



Floor to ceiling height of 2.80m



4 pipe fan coil air conditioning



LED recessed lighting



13 persons (1000kg) passenger lifts



Fully accessible raised floors



WC, kitchenette & shower facilities



Impressive double height reception areas



Meeting/Breakout Rooms



## Floor Area

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

**SECOND FLOOR: 922.99 SQ M (9,935 SQ FT)**



# The Amenity Centre

The impressive café and amenity centre creates a central focus point which is aesthetically appealing and enhances the community feel of the park. The single storey café is currently on a license to Café Kix, and provides a tranquil collaborative environment.



## Second Floor // Building Three

- // **Tenure:** Available by way of a sublease for a period to be agreed by arrangement.
- // **Rent:** £27 per sq ft.
- // **Rates:** The property has a rates payable equating to £8 per sq ft. This may be subject to adjustment on separate assessment.
- // **Service Charge:** A charge will be levied to cover the cost of utilities, maintenance and common areas and services.
- // **EPC:** C73
- // **Legal costs:** Each party to be responsible for their own legal costs incurred in this transaction.
- // **VAT:** Applicable.

Building Three  
**NISSAN**

Building Two  
**Renault Group**

Building One  
**RCi** BANK AND SERVICES

Second Floor  
**To Let**

SECOND FLOOR // BUILDING THREE

# THE RIVERS OFFICE PARK

RICKMANSWORTH // WD3 9YS

VIEWING & FURTHER INFORMATION



**STUART AUSTIN**

T. 020 3763 7061  
E. [stuart.austin@eu.jll.com](mailto:stuart.austin@eu.jll.com)

**ELLA WRIGHT**

T. 07928 507182  
E. [ella.wright@jll.com](mailto:ella.wright@jll.com)

**PETER BROWN**

T. 01923 205521  
M. 07740 170458  
E. [peter.brown@brasierfreeth.com](mailto:peter.brown@brasierfreeth.com)



**FELIX SHARMAN**

T. 01442 298 810  
M. 07712 431 588  
E. [felix.sharman@brasierfreeth.com](mailto:felix.sharman@brasierfreeth.com)