

UNIT 6
WOODCOCK INDUSTRIAL ESTATE
RICKMANSWORTH

WD3 1PQ

bf.

brasierfreeth.com

Industrial / Warehouse Unit - 3,220 Sq.ft

WOODCOCK HILL IND EST RICKMANSWORTH

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Warehouse Unit
TO LET

KEY DETAILS

- Established industrial estate
- Mid-terrace industrial/warehouse unit
- Roller shutter loading door
- On-site parking
- 3 phase power

ACCOMMODATION

| Floor | Size Sq.m | Size Sq.ft |
|-----------|-----------|------------|
| Warehouse | 3,220 | 299 |

Floor area is approximate and has been calculated on a gross internal basis.

TRANSPORT

- 🚉 Rickmansworth Station - 2 miles
- 🚉 Croxley Station - 3.4 miles
- 🛣️ M25 (J17 & 18) - 3.5 miles

AMENITIES



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Warehouse Unit

TO LET

DESCRIPTION

The property comprises a mid-terrace industrial / warehouse unit. The accommodation provides predominantly open-plan warehouse space together with kitchenette and WC facilities.

Loading is via a roller shutter door and parking is provided to the front of the unit.

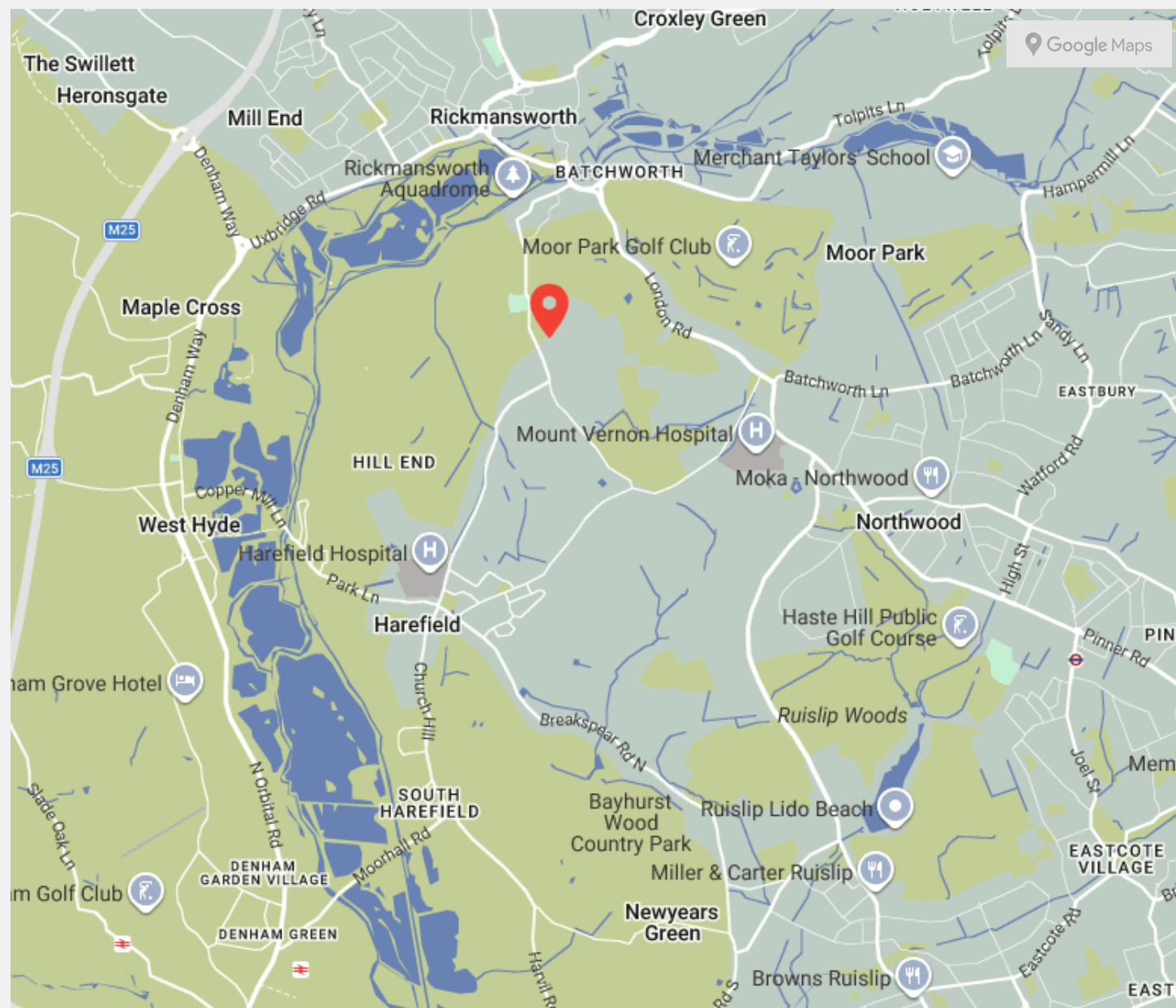
The unit would suit a range of industrial, storage and trade counter occupiers (subject to planning).

LOCATION

Rickmansworth is an established commercial location situated approximately 17 miles north-west of Central London and benefits from excellent road connectivity.

The property is located on Woodcock Hill, providing access to the M25 (Junctions 17 and 18) within approximately 2 miles. The M40 (Junction 1) is also accessible within approximately 6 miles.

Rickmansworth town centre is located approximately 1 mile to the North and provides a range of amenities, together with Rickmansworth Underground Station (Metropolitan Line) offering regular services to Central London.



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TENURE

The unit is available on a new lease for a term to be agreed.

RENT

£40,250 per annum exclusive of business rates, service charge & VAT.

SERVICE CHARGE

Further details are available upon request.

EPC

The property has an EPC rating of B42. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £39,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council.

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

MARCH 2026

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