



Trinity Court

Church Street, Rickmansworth, WD3 1RT

A modern office building in Rickmansworth which occupies a tranquil canal side position just 5 minutes walk from Rickmansworth Station

549 to 13,634 sq ft

(51 to 1,266.64 sq m)

- Air-conditioned
- New LED lighting with daylight dimming
- Refurbished reception area
- Refurbished WCs and showers to each floor
- Cycle storage
- Excellent parking
- EV charging available

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Summary

Available Size	549 to 13,634 sq ft
Rent	£30 per sq ft
Service Charge	Service charge available upon application
Legal Fees	Each party to bear their own costs
EPC Rating	A

Description

Trinity Court is a modern open plan office building located in the heart of Rickmansworth split over three floors. Situated on the Grand Union Canal and opposite the Rickmansworth Aquadrome, Trinity Court offers a picturesque and tranquil work environment with excellent connectivity and local amenities.

The offices have been finished to a high standard and get large amounts of natural light. Space is available from 549 sqft on the first floor, 2,500 sqft on the second floor and the ground floor is available as a whole.

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).

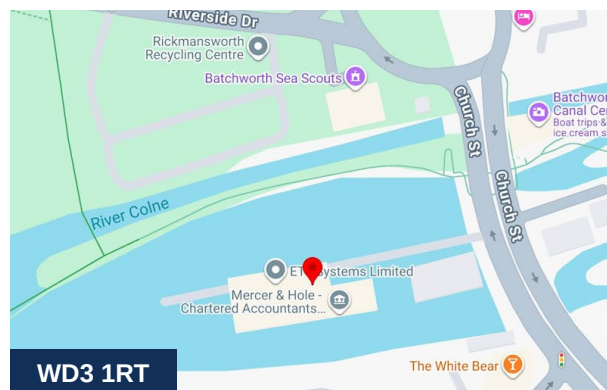
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,682	249.17	Available
1st	5,656	525.46	Available
2nd	5,296	492.01	Available
Total	13,634	1,266.64	

Terms

To be let by way of a new lease for a term by arrangement.



Viewing & Further Information



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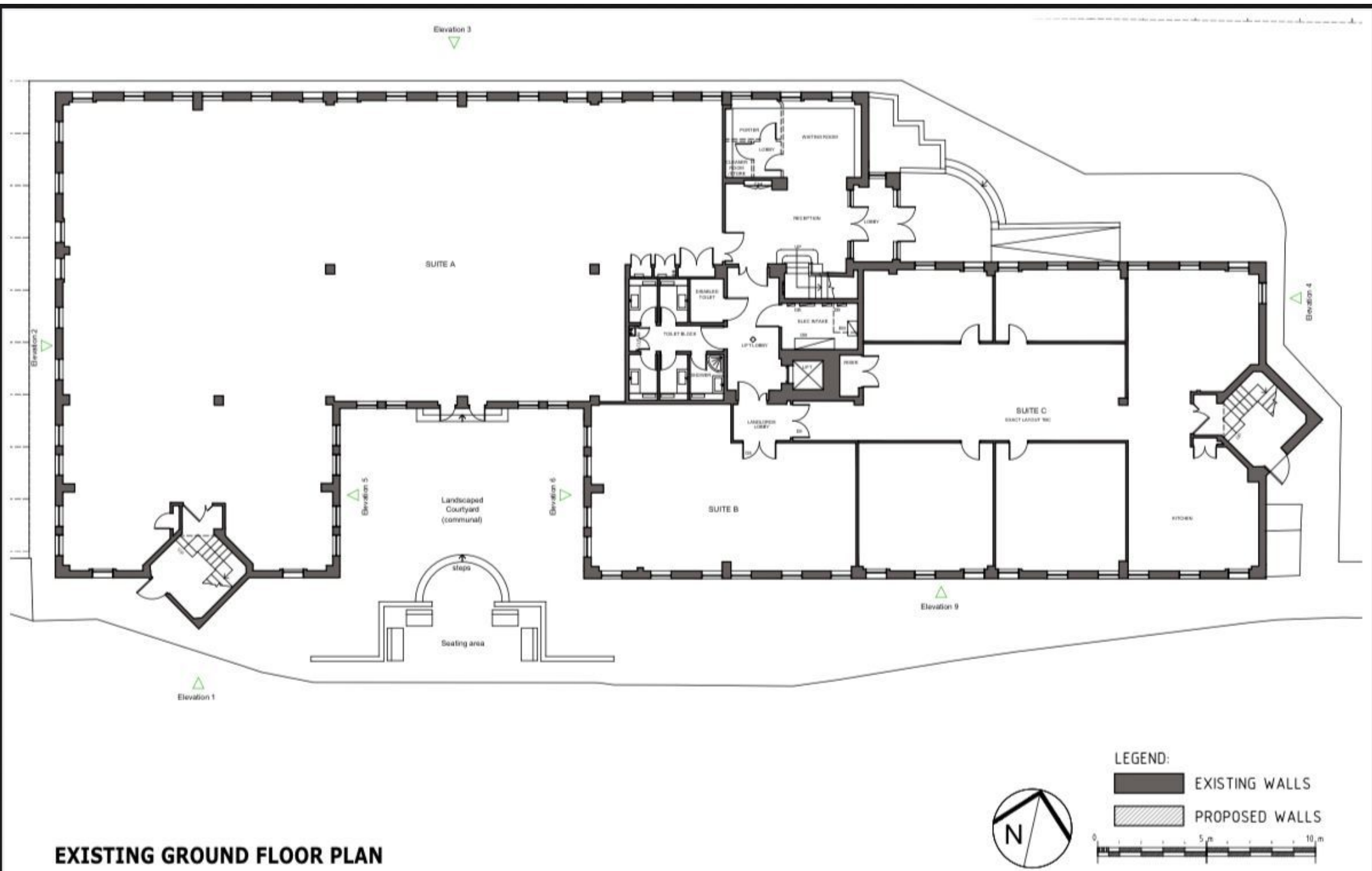
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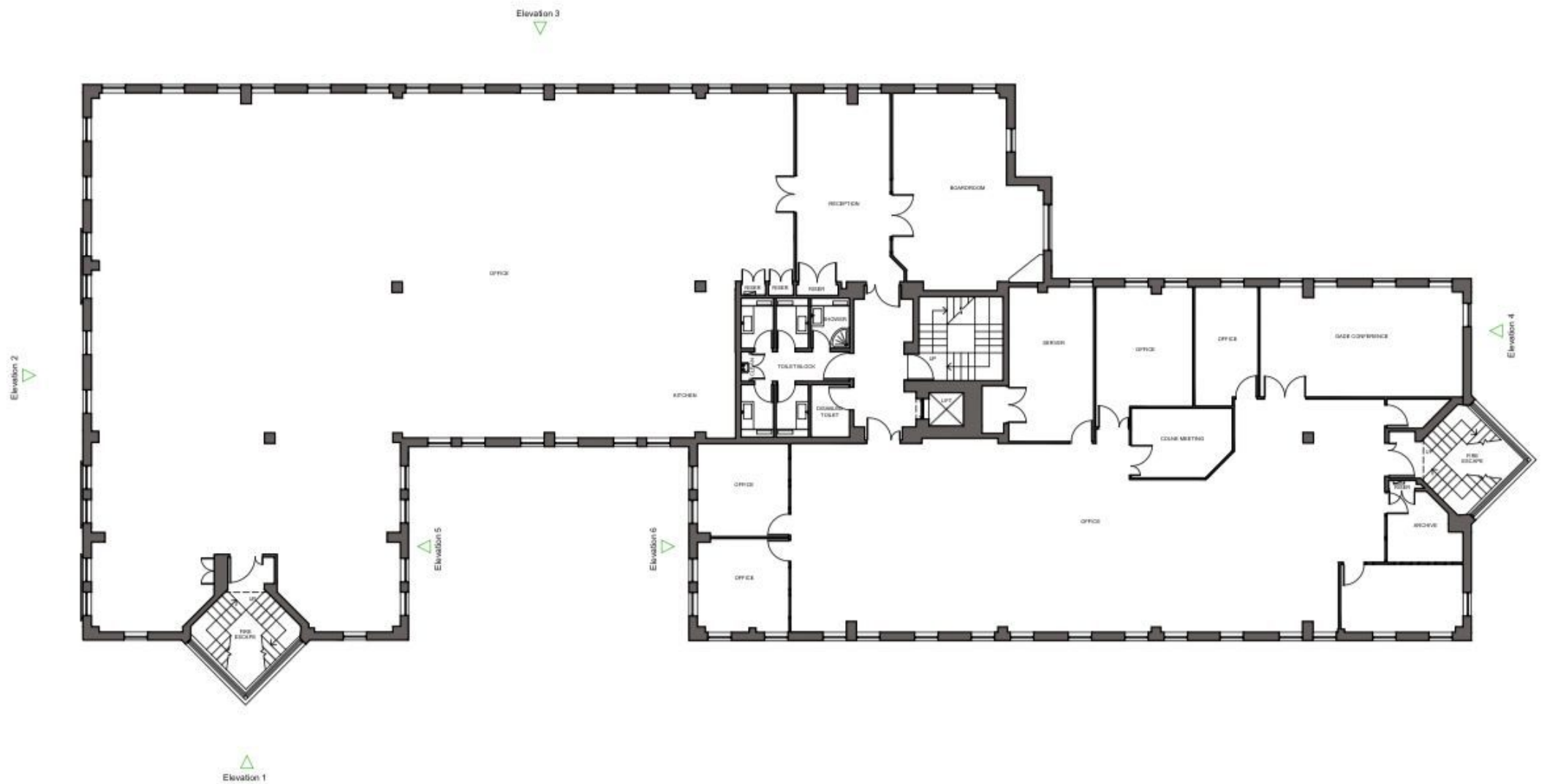




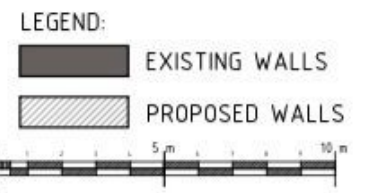








EXISTING FIRST FLOOR PLAN





EXISTING SECOND FLOOR PLAN



LEGEND:

- EXISTING WALLS
- PROPOSED WALLS

