



■ Key features

- 5 parking spaces.
- Comfort cooled.
- Kitchen facility.
- Suspended ceiling with recessed lighting.
- Excellent natural light.
- Situated in the heart of Rickmansworth town centre.
- Ladies and Gents WC's.

■ Description

The property is situated in Rickmansworth town centre with its own ground floor entrance from Bury Lane, where there is private parking allocated to the floor.

The accommodation comprises the entire first floor which is arranged as a mix of open plan and cellular offices with their own ladies and gents WC's, together with a kitchen facility.

■ Accommodation

First Floor	1,280 Sq. ft	118.9 Sq. m
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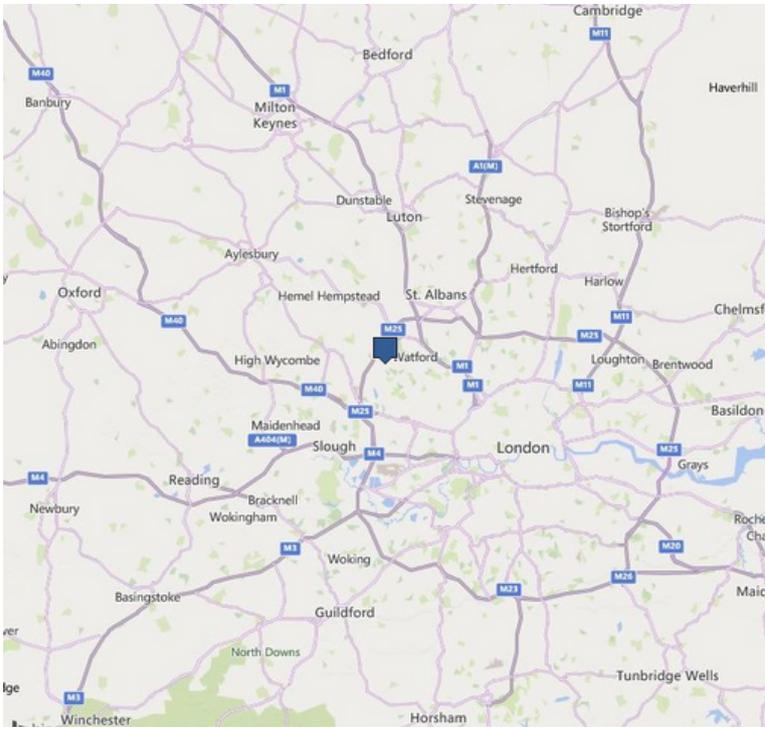
This floor area is approximate and has been calculated on a net internal basis.

For viewings contact:

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Location

Rickmansworth is a particularly attractive town situated approximately 20 miles to the north west of Central London.

Junctions 17 and 18 of the M25 are each within 2 miles offering excellent access to the regional motorway network (M1, M40 and M4).

The property is particularly conveniently located in the heart of the town centre, close to a wide variety of retail and eating options.

Rickmansworth station is a very short walk from the property and provides a fast and regular service to Central London via both underground (Met Line) and rail (Marylebone).

Tenure

The floor is offered to let on a new lease direct from the freeholders for a term by negotiation.

Rent

£20,000 pax plus VAT (if applicable).

Rates

According to The Valuation Office website, www.voa.gov.uk the floor has a current rateable value of £21,500, resulting in a payable figure of approximately £10,750pa. Interested parties should confirm this figure by actual enquiry.

EPC

The property has an EPC rating of C - 68.

March 2020