



## Prominent Trade Counter Unit

### Unit B1

Church Wharf, Rickmansworth, WD3 1JB

Trade Counter

# TO LET

**4,857 sq ft**

(451.23 sq m)

- Adjoining Toolstation and City Plumbing
- Fitted showroom
- Ample parking
- 7.0m eaves height
- Full height loading door
- LED lighting
- Disabled WC

# Unit B1, Church Wharf, Rickmansworth, WD3 1JB

## Summary

Available Size	4,857 sq ft
Rent	£93,500 per annum
Rates Payable	£15,219.50 per annum
Rateable Value	£30,500
Service Charge	N/A
VAT	Applicable
EPC Rating	A (22)

## Description

A prominent trade counter unit built in 2020 fronting the A404 adjoining Toolstation and City Plumbing

## Location

The unit is prominently located on the southern edge of Rickmansworth town centre with direct access from the A404

## Accommodation

The accommodation comprises the following gross external areas:

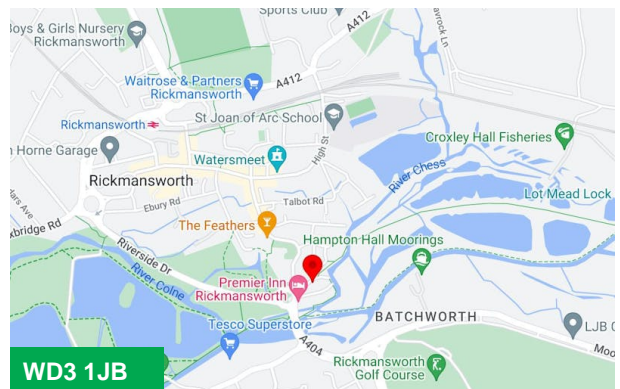
Name	sq ft	sq m
Ground	3,660	340.03
Mezzanine	1,197	111.20
<b>Total</b>	<b>4,857</b>	<b>451.23</b>

## Terms

The property is available on a new full repairing and insuring lease expiring in May 2035

## Viewings

Strictly by appointment with joint sole agents (Monday to Friday 0900 to 17:30)



## Viewing & Further Information

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