

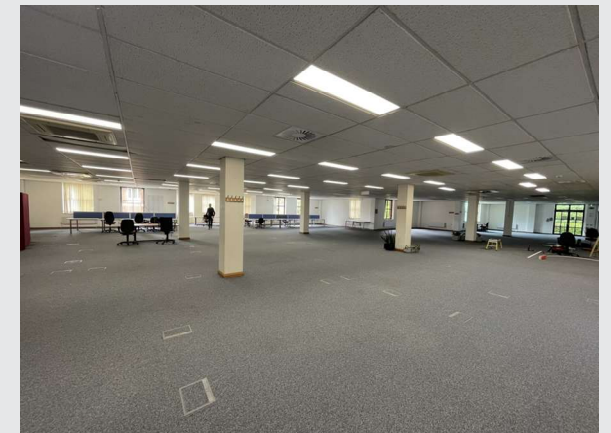
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Town centre ground floor
offices

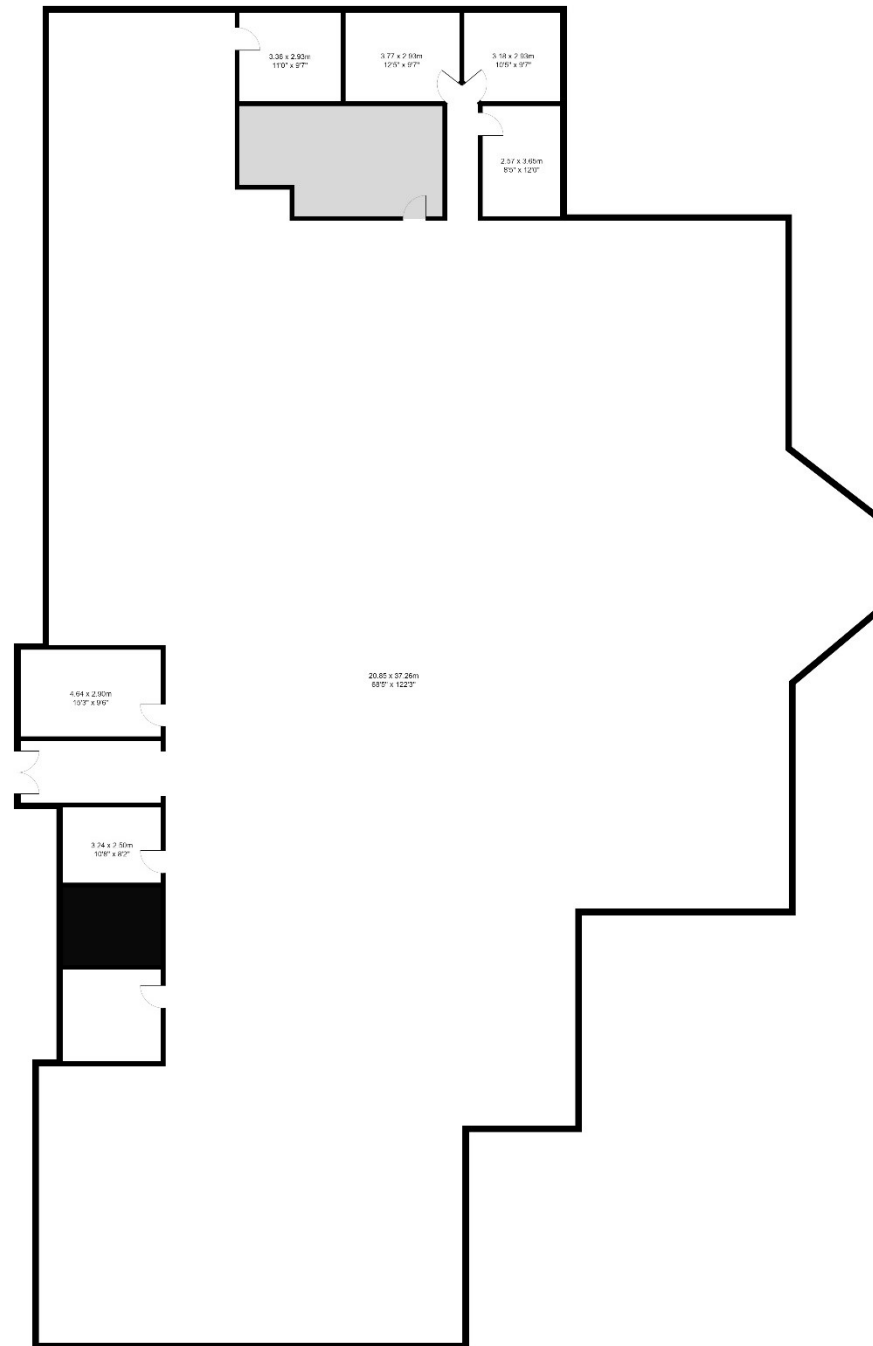
Three Rivers House, Northway, Rickmansworth,
Hertfordshire, WD3 1RL



ACCOMMODATION

Net internal area

Total 8,685 sq ft 806.86 sq m



AMENITIES

- ✓ Close proximity to Rickmansworth Station
- ✓ WC facilities
- ✓ Parking available subject to negotiation
- ✓ May be suitable for alternative uses, subject to Landlords consent

LOCATION

The premises are prominently located close to Rickmansworth High Street, and in close proximity of Boots pharmacy, Superdrug, W H Smith, Cafe Nero and Starbucks along with a number of other restaurants, pubs and shops. Within walking distance of Station Road, giving direct access to Rickmansworth tube and mainline station with very swift connection to London Baker Street and Marylebone. Easy road access to junctions 17 and 18 of the M25 and thereby to the whole motorway network.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The available space comprises 8,685 sq ft of mainly open plan modern ground floor offices. The space may be suitable for alternative uses within Use Class E, subject to Landlords consent. The property has air-conditioning, central heating, kitchen area and WC facilities. Parking is available, subject to negotiation.

TERM

A new lease for a term to be agreed.

RENT

£15 per sq ft per annum exclusive

RATES

Rates to be reassessed. Rates payable should be verified with Three Rivers District Council – 01923 776611

VAT

We understand that VAT is payable on the rent

SERVICE CHARGE

A service charge is in operation where further details are available upon request.

PERRY HOLT

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