

Talbot House, Church Street, Rickmansworth, Hertfordshire, WD3 1DE



Annual Rental Of £45,000 + VAT Commercial Office Unit

An impressive, interior designed office suite within the landmark building Talbot House, prominently positioned in Church Street.

- SMART MANNED RECEPTION AREA
- EXCEPTIONAL INTERIOR DESIGNED FITOUT
- MALE & FEMALE W.C. AND SHOWER ROOM
- FOUR PARKING SPACES
- TOWN CENTRE LOCATION
- OPPOSITE FREE PUBLIC CAR PARK

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This suite has the added benefit of a spacious manned receipt area it is also the only office on the ground floor. There is a large main workspace area with a comms room, two meeting rooms a fitted kitchen and breakout area.

- Local Authority: Three Rivers District Council
- Total Net Usable Floor Area: Approx. 1583.00 Sq ft (147.06 sq. m.)
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

Service charges: Currently approx. £7,900.00 per annum

Business Rates: Rateable Value £24,000.00 / Payable Approx. £12,000 per annum (please confirm with the Local Authority)

Rent: £45,000.00 + VAT

Lease: 10 years from 2019

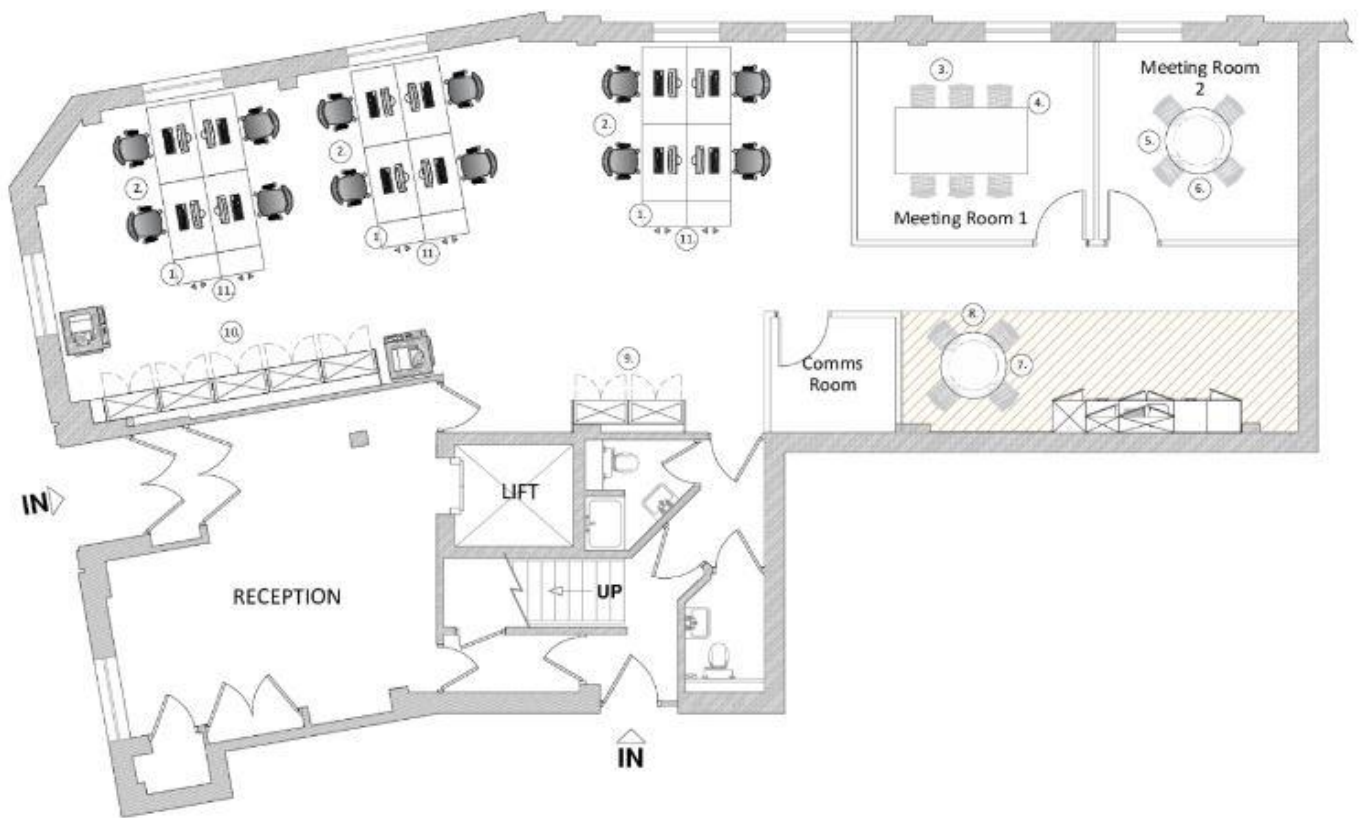
Rent Review: Every 5 years

A prime and central location within Rickmansworth Town Centre. A short walk from Rickmansworth Metropolitan/Chiltern Line Station and shopping, transport, and civic amenities.



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Viewing: Strictly by appointment only via Trend & Thomas Commercial Ltd Ph 01923 773 616 or 01923 775 450 email neil.guilfoyle@trendandthomas.co.uk & paul.harris@trendandthomas.com

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