

Church Street, Rickmansworth, Hertfordshire, WD3 1DJ



Annual Rental of £23,000 – Available Soon Commercial Office

A completely re-furnished Victorian corner office building centrally positioned in picturesque Church Street, within the Town Centre.

- TOWN CENTRE LOCATION
- LARGE GROUND FLOOR OFFICE AREA
- NEWLY FITTED KITCHEN
- NEWLY FITTED W.C. FACILITIES
- GROUND FLOOR STORAGE ROOM
- TWO LARGE FIRST FLOOR OFFICES
- PARKING TO REAR AT EXTRA COST

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The property comprises of a reception room with access to the main office area, kitchen and W.C. To the front is a 7-meter-long main office area with a separate storage room. To the first floor there are two 5-meter-long offices with a dual aspect.

To the rear there is a tandem parking space for 1-2 cars (by separate negotiation).

The property occupies a most convenient position being within Rickmansworth Town Centre and a few hundred metres from Rickmansworth Metropolitan/Chiltern Line Station whilst the M25 is accessed via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Total Area: Approx. 84.1 Sq m / 905 Sq ft
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

Accommodation with approximate room sizes as follows:

Carpeted hallways and alarmed communal hall and entrance for the first floor.

RECEPTION AREA - 15' 7" x 6' 11" (4.75m x 2.10m)

KITCHEN - 5' 10" x 4' 7" (1.79m x 1.39m) with ladies & gents facilities.

FRONT OFFICE - 22' 10" x 17' 0" (6.97m x 5.19m)

STORAGE - 7' 2" x 6' 6" (2.19m x 1.98m)

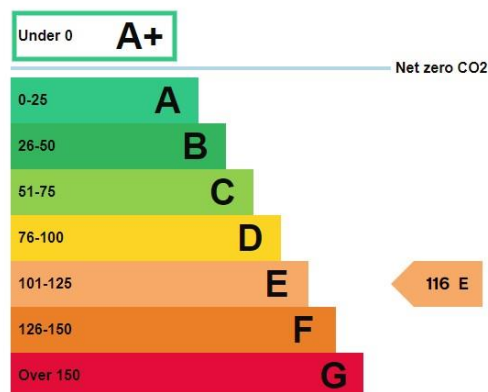
FIRST FLOOR OFFICE - 17' 0" x 11' 0" (5.19m x 3.35m)

FIRST FLOOR OFFICE – 17' 0" x 11' 1" (5.19m x 3.38m)

LEASE – New Lease to be negotiated

PARKING - £500 per annum

RATEABLE VALUE – Approx. £20,000 (Payable: Approx. £9,980)

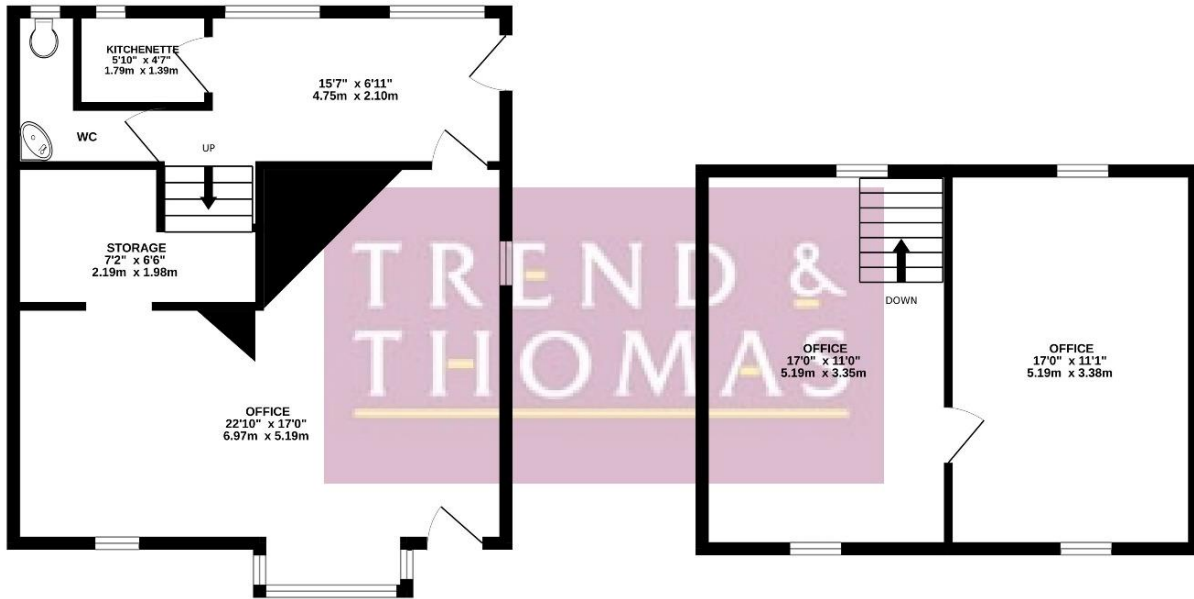


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GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



CHURCH STREET, RICKMANSWORTH, WD3 1DJ

TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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