

Church Street, Rickmansworth, Hertfordshire, WD3 1DE  
&  
Talbot Road, Rickmansworth, Hertfordshire, WD3 1HE



## £750,000 Freehold Commercial Office Unit

We offer this early opportunity to secure a TWO OFFICE BUILDING in the heart of Rickmansworth.

- EXCELLENT TOWN CENTRE LOCATION
- TWO SELF-CONTAINED OR COMBINED OFFICES
- AIR CONDITIONING
- TWO PARKING SPACES
- LADIES & GENTS TOILETS IN EACH UNIT
- SUSPENDED CEILING
- TWO KITCHENETTES
- CLOSE TO STATION

## Church Street/Talbot Road, Rickmansworth, Hertfordshire, WD3

Two self-contained or combined office suites on the ground and first floor of this attractive period building, centrally located with white rendered elevations under a slate roof. The accommodation within is refurbished to a high standard throughout.

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 Church Street: Approx. 65.2 Sq m / 702 Sq ft
- Total Area Talbot Road: Approx. 65.2 Sq m / 702 Sq ft
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

Church Street - Accommodation with approximate room sizes as follows:

**GROUND FLOOR FRONT OFFICE 1** - 14' 4" x 13' 11" (4.37m x 4.24m)

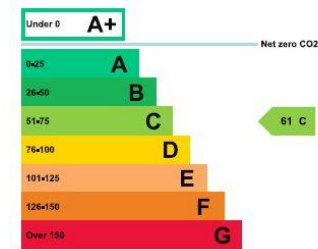
**GROUND FLOOR FRONT OFFICE 2** - 14' 6" x 13' 11" (4.42m x 4.24m)

**GROUND FLOOR REAR OFFICE** - 17' 4" max. x 12' 4" (5.28m max. x 3.76m)

**GROUND FLOOR LADIES W.C.**

**GROUND FLOOR GENTS W.C.**

**KITCHENETTE** - 8' 5" x 4' 7" (2.56m x 1.40m)



Talbot Road - Accommodation with approximate room sizes as follows:

**FIRST FLOOR LOBBY LANDING**

**FIRST FLOOR FRONT OFFICE 1** - 20' 1" x 13' 11" (6.12m x 4.24m)

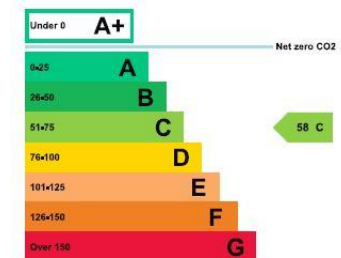
**FIRST FLOOR FRONT OFFICE 2** - 13' 1" x 9' 1" (3.98m x 2.77m)

**FIRST FLOOR REAR OFFICE** - 17' 4" max. x 12' 4" (5.28m max. x 3.76m)

**FIRST FLOOR LADIES W.C.**

**FIRST FLOOR GENTS W.C.**

**KITCHENETTE** - 8' 5" x 4' 7" (2.56m x 1.40m)



**PARKING** – Two parking spaces

**CURRENT RATEABLE VALUES**

Church Street (Ground Floor): Approx. £10,750.00 (Payable: Approx. £5,364.00)

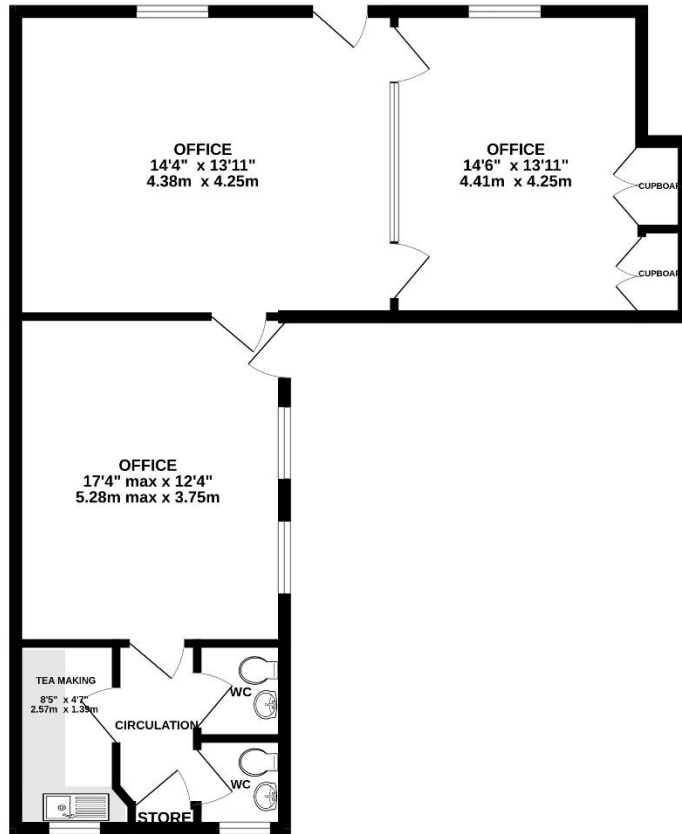
Talbot Road (First Floor): Approx. £12,250.00 (Payable: Approx. £6,112.00)

# Church Street/Talbot Road, Rickmansworth, Hertfordshire, WD3

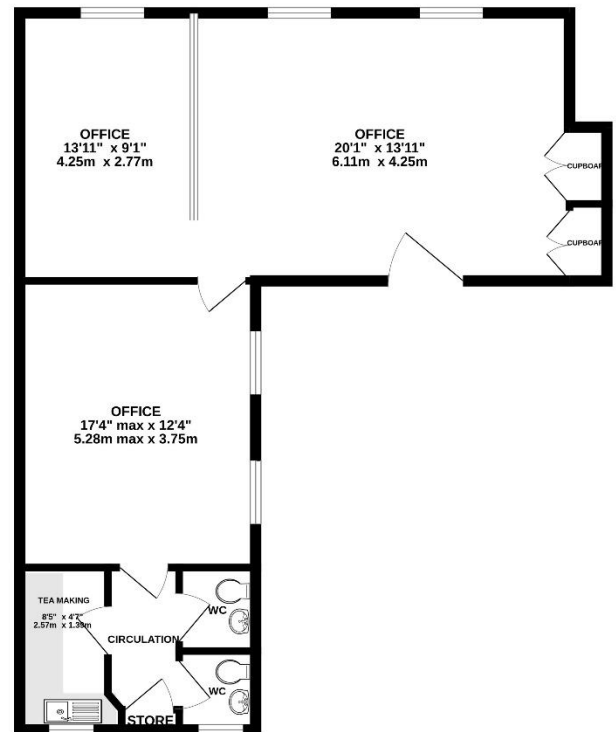
PHOTOS BELOW ARE THE CHURCH STREET OFFICE, CIRCA 2013, BEFORE THE CURRENT TENANCY



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



FIRST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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](mailto:neil.guilfoyle@trendandthomas.co.uk) & [paul.harris@trendandthomas.com](mailto:paul.harris@trendandthomas.com)

**N.B.** Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or LMG Estates Ltd t/a Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.