

Ebury Road, Rickmansworth, Hertfordshire, WD3 1BH



## OIEO £1,000,000 Freehold Commercial Office

A rarely available self-contained office building positioned within the Town Centre just behind the High Street.

- CHARACTER HEAD OFFICE BUILDING
- GROUND & FIRST FLOOR OPEN PLAN OFFICES
- BOARD ROOM
- FOUR PRIVATE MANAGERS/DIRECTORS OFFICES
- THREE W.C.'S
- FIRST FLOOR KITCHENETTE
- AMPLE STORAGE/CUPBOARD SPACE
- TOWN CENTRE LOCATION

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The property offers a generous mixture of open plan offices as well as managers/directors offices. The property also enjoys ample private parking of ten spaces or more.

Positioned in this popular road, less than five minutes' walk from Rickmansworth Metropolitan/Chiltern Line Station and around the corner from the Town Centre with ample shopping facilities, bars and restaurants. The Aquadrome, golfing and equestrian facilities are nearby, whilst the M25 can be accessed via a drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Total Area: Approx. 2500 Sq ft / 232.2 Sq m
- Nearest Station: 0.2 miles Rickmansworth Station – Metropolitan/Chiltern Line

Accommodation with approximate room sizes as follows:

### **ENTRANCE LOBBY**

**GROUND FLOOR MAIN OFFICE** - 28' 6" x 21' 10" (8.68m x 6.65m)

**GROUND FLOOR MANAGERS OFFICE** - 15' 3" x 13' 9" (4.64m x 4.19m)

### **THREE W.C.'S**

**BOARD ROOM** - 18' 4" x 16' 0" (5.58m x 4.87m)

### **FIRST FLOOR LANDING**

**KITCHENETTE** - 6' 8" x 5' 7" (2.03m x 1.70m)

**FIRST FLOOR MAIN OFFICE** - 33' 3" x 19' 6" (10.13m x 5.94m)

**FIRST FLOOR MANAGERS OFFICE ONE** - 14' 10" x 10' 4" (4.52m x 3.15m)

**FIRST FLOOR MANAGERS OFFICE TWO** - 13' 10" x 9' 11" (4.21m x 3.02m)

**FIRST FLOOR MANAGERS OFFICE THREE** - 15' 1" x 9' 11" (4.59m x 3.02m)

**PARKING** – Private parking for 10 or more cars

**RATEABLE VALUE** – Approx. £56,000 (Payable: Approx. £27,944) 2023 - 2024



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**GROUND FLOOR**  
1270 sq.ft. (118.0 sq.m.) approx.



**1ST FLOOR**  
1230 sq.ft. (114.2 sq.m.) approx.



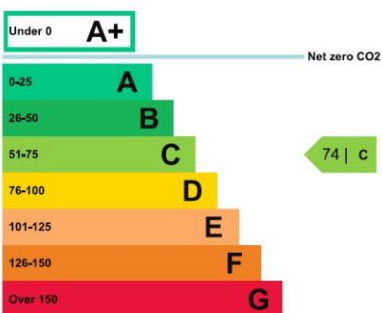
THE EBURY ROOMS, EBURY ROAD, RICKMANSWORTH, WD3 1BH

TOTAL FLOOR AREA : 2500 sq.ft. (232.2 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)

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Properties are given a rating from A+ (most efficient) to G (least efficient).