



Ebury Road, Rickmansworth, WD3

Offers In Excess Of £900,000 – Freehold | Annual Rental of £55,000

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 • BENEFIT OF PERMITTED DEVELOPMENT/CHANGE OF USE TO FOUR 1 BED FLATS



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

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 and benefits from permitted development/change of use to four 1 bed flats.

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.

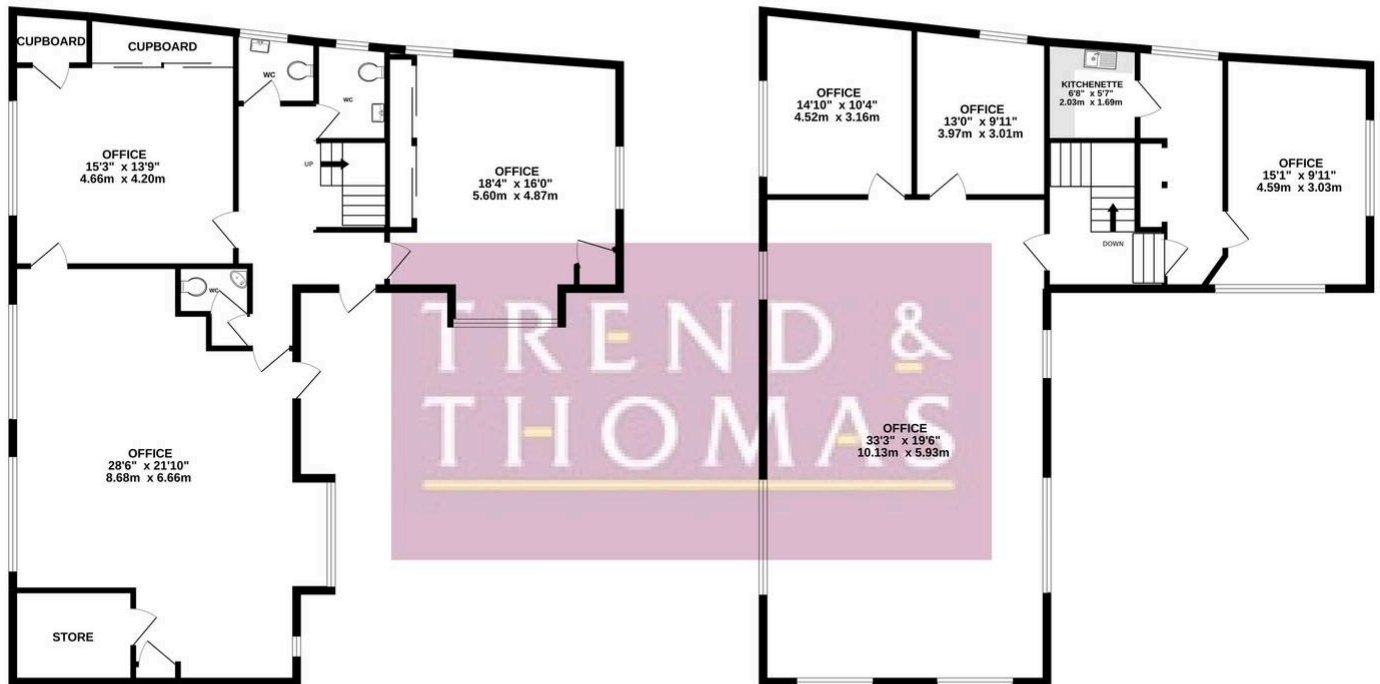
EPC Energy Efficiency Rating: C

Nearest Station: 0.2 miles – Rickmansworth Station

- 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 2025-2026 – Approx. £56,000
- PAYABLE VALUE 2025-2026 – Approx. £31,080

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.
Made with Metropix ©2022



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.