



Talbot House

Church Street | Rickmansworth | WD3 1DE



Air Conditioned Office | 1,583 Sq ft

TO LET



Comprehensively refurbished with new heating/cooling system installed



Impressive manned reception



Male & female toilets plus shower



Raised floors



4 parking spaces and adjacent free public car park



Talbot House

Location

Talbot House is located in the heart of Rickmansworth Town Centre close to its varied shopping and eating facilities.

Rickmansworth is an attractive town and established commercial centre some 20 miles north west of Central London. It benefits from swift access to the M25 at junctions 17 and 18, both of which are within 2 miles.

Rickmansworth station is within walking distance, providing fast services to the West End and City (Met. Line) and to Marylebone (BR).



Description

Talbot House is a high quality office building of traditional brick construction under a pitched roof where the toilets and common parts have recently been refurbished to a high standard.

The available accommodation comprises an office suite situated on the ground floor, with direct access from reception. It has recently been comprehensively refurbished with new carpets and decoration and a new heating/cooling system installed.

Tenure

A new lease is offered for a term by negotiation.

Rent

Upon application.

Accommodation

Ground floor office 1,583 Sq ft 147.10 Sq m

This floor area is approximate and has been calculated on an IPMS3 basis.



Rates

The VOA website shows an entry in the 2023 Rating List of £32,750. The rates payable will be a proportion of this figure. For rates payable from 31st March 2023, refer to the Local Rating Authority, Three Rivers District Council - 01923 776611. Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C 74. Details available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

bf
brasier freeth
01923 210810
brasierfreeth.com

Graham Ricketts
01923 205525
graham.ricketts@brasierfreeth.com

Tim Howlings
01923 205524
tim.howlings@brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.