



■ Key features

- Impressive manned reception.
- High quality fit out with kitchen, break-out area and private meeting rooms.
- Male & female toilets plus shower.
- Raised floors.
- 4 parking spaces.
- Adjacent free public car park.

■ Description

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

The available accommodation comprises an office suite situated on the ground floor, with direct access from reception. It is arranged principally in an open-plan fashion with the exception of two private offices/meeting rooms together with a kitchen and break-out area.

■ Accommodation

Ground Floor Offices 1,583 Sq. ft 147.1 Sq. m

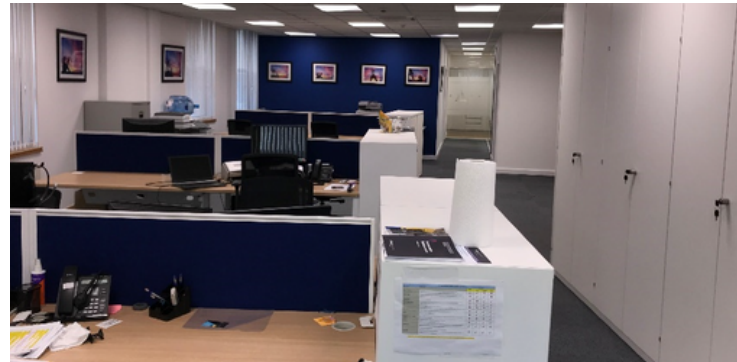
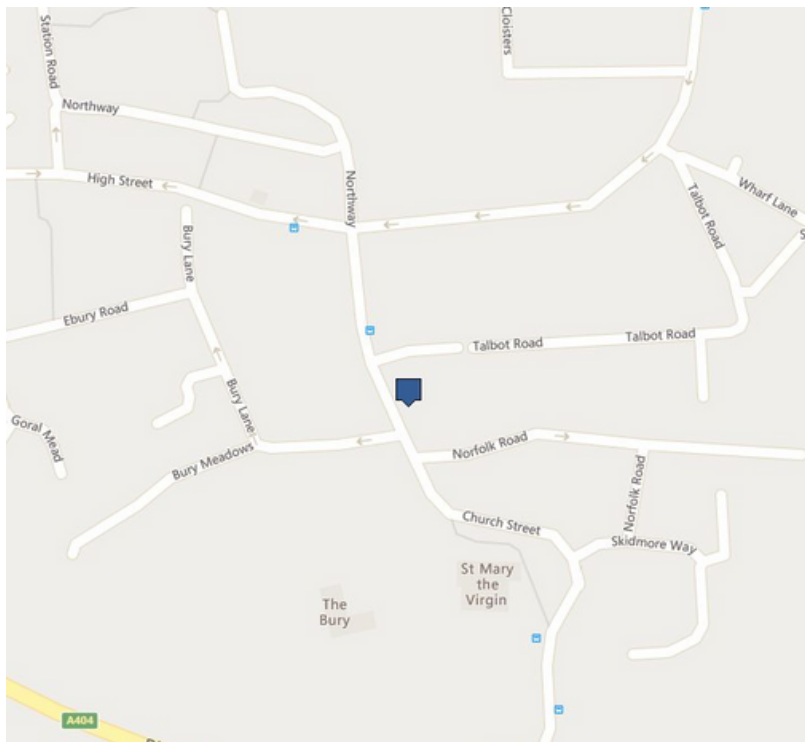
This floor area is approximate and has been calculated on an IPMS3 basis.

VIEWINGS - Strictly by appointment

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■ 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).

■ Rent

On application.

■ Rates

According to The Valuation Office website <https://www.gov.uk/correct-your-business-rates> the suite has a rateable value of £24,000, resulting in a payable figure of approximately £12,000pa. Interested parties should check this figure by actual enquiry.

■ EPC rating

The building has an efficient energy rating that falls within Band C-74.

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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. In accordance with the current Anti-money laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete transactions.

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