





Uxbridge Road, Rickmansworth, WD3

£45,000 pa

COMMERCIAL OFFICE BUILDING/DEPOT • FOUR FLOORS • KITCHENETTE • LADIES & GENTS W.C. FACILITIES • DRY BASEMENT STORE • PARKING AVAILABLE TO REAR FOR 14 VEHICLES • NET USABLE INTERNAL FLOOR AREA 2,389 SQ. FT. PLUS BASEMENT






TO LET
Character office building with 14 parking spaces to rear
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We are pleased to offer this SELF-CONTAINED CHARACTER OFFICE BUILDING/DEPOT to rent.

A beautiful period exterior, to what is a substantial four storey building of brick under a hipped slated roof. It is set back off the main road having an ornamental styled frontage with character portico porch structure to the main entrance door.

The accommodation is arranged on four floors with ladies and gents W.C. facilities, kitchenette and additional dry basement store. All mains' services are provided as well as a gas fired system of central heating. A flank access allows substantial parking facility in the private rear yard for some 14 motor vehicles.

Positioned approximately 0.8 miles from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. Bus routes and local shopping parades service the nearby Uxbridge Road, whilst the M25 can be easily accessed via Junctions 17 and 18.

Nearest Station: 0.8 miles - Rickmansworth Station

Local Authority: Three Rivers District Council

EPC Energy Efficiency Rating: TBC

Rateable Value: TBC

Payable Value: TBC

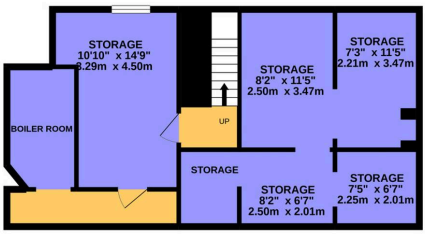
TERMS: The property is offered on flexible Lease terms with an asking rental of £45,000 per annum.

Viewing: Strictly by appointment only via Trend & Thomas Commercial Ltd Ph 01923 773 616 or 01923 775 450 email neil.guilfoyle@trendandthomas.co.uk **&** paul.harris@trendandthomas.com

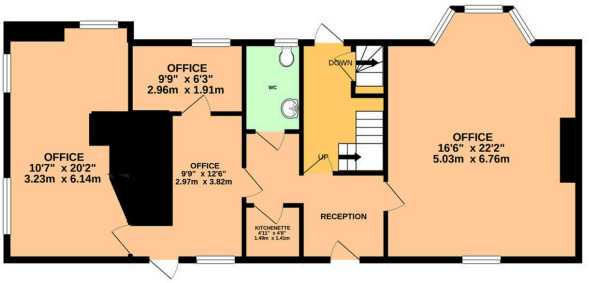




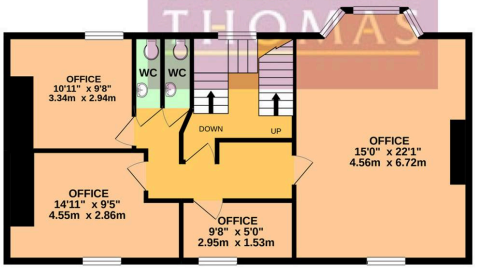
BASEMENT
613 sq.ft. (57.0 sq.m.) approx.



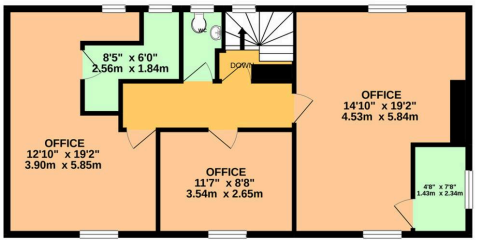
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



UXBRIDGE ROAD, RICKMANSWORTH, WD3 8DP

TOTAL FLOOR AREA : 3002 sq.ft. (278.9 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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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.