



## **Church Street, Rickmansworth, WD3**

**£20,000 per annum**

FIRST FLOOR OFFICE • OPEN PLAN OFFICE SPACE • TWO FURTHER OFFICES • LARGE LANDING AREA • KITCHENETTE •  
TWO W.C's • TOWN CENTRE LOCATION • CLOSE TO STATION

**TREND &  
THOMAS**



We are pleased to offer this FIRST FLOOR OFFICE SUITE to let, with parking for 2 cars in Rickmansworth Town Centre.

There is private access from the rear of the property, with a staircase to the first floor. The large landing offers potential for a reception area. There is a large open plan office area with door leading to a kitchenette and ladies & gents W.C.'s. There are two further generously sized private offices off the landing, which could be utilised as Directors offices and/or meeting rooms etc.

TOTAL NET USABLE FLOOR AREA: 705 sq. ft / 65.5 sq. m

The property occupies a most convenient position being within Rickmansworth Town Centre and a few hundred metres from Rickmansworth Metropolitan/Chiltern Line Station whilst the M25 is accessed via a short drive to junctions 17 or 18.

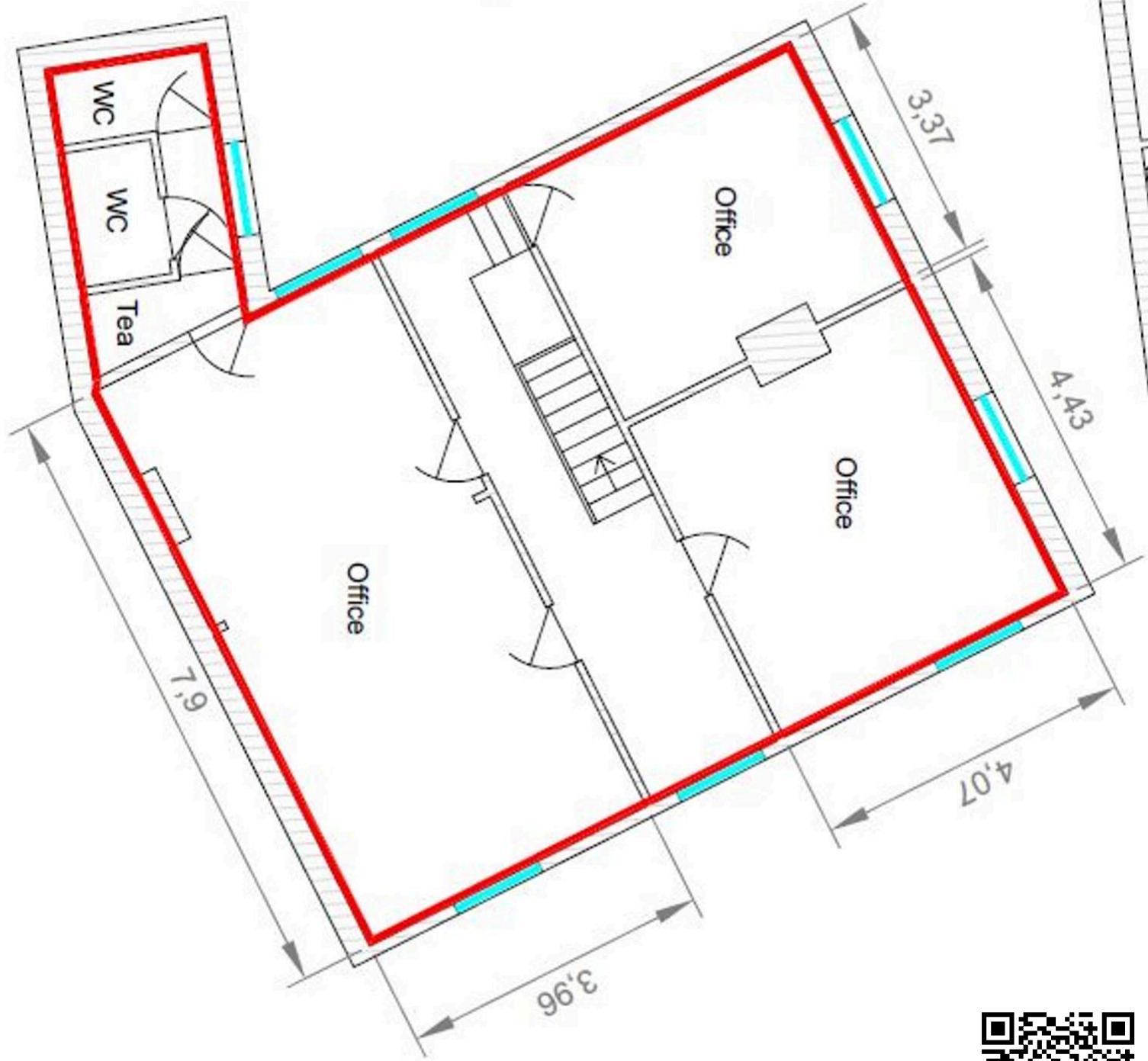
Lease: A new Lease is to be granted for a term to be agreed on Full Repairing and Insuring terms.

Nearest Station: 0.4 miles - Rickmansworth Station

Rateable Value: TBC / Payable Value: TBC

EPC Energy Efficiency Rating: D

Q A3



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.