

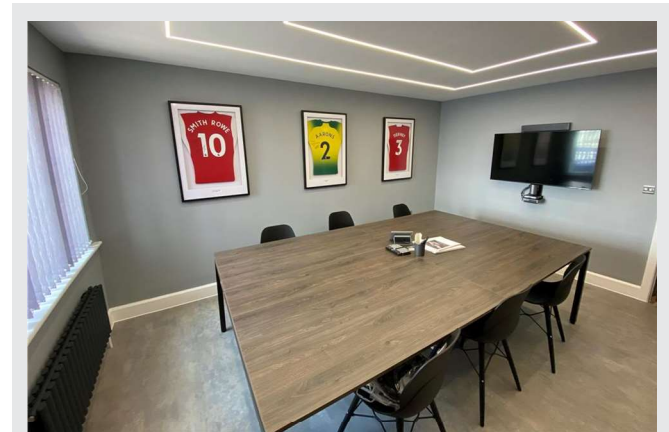
PERRY HOLT

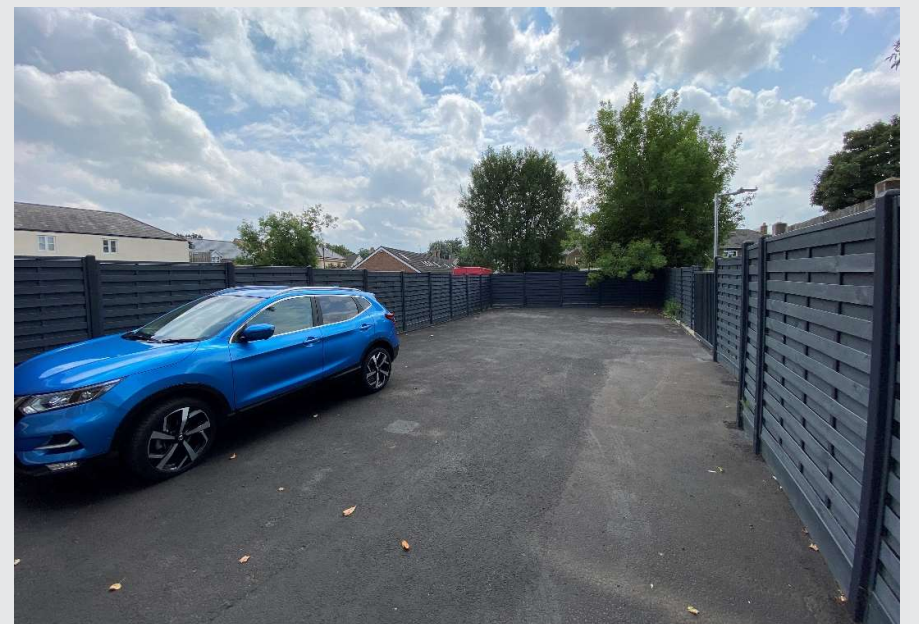
PROPERTY CONSULTANTS

TO LET

1,621 sq ft refurbished town
centre offices

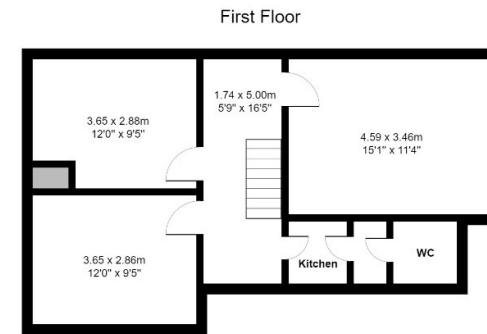
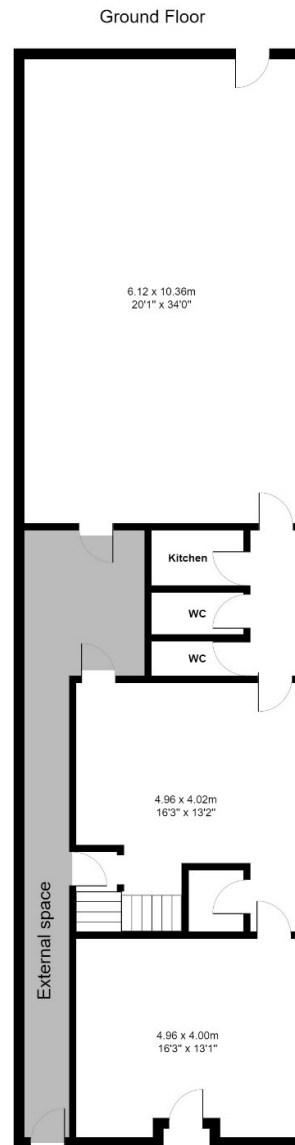
175 High Street, Rickmansworth, Hertfordshire, WD3 1AY





ACCOMMODATION

	Sq ft	Sq m
Front office/reception	240	22.3
Central office	264	24.53
Kitchen	30	2.79
Rear office	668	62.06
F/F Front office	175	16.25
F/F Rear office 1	110	10.22
F/F Rear office 2	115	10.68
Kitchenette	19	1.77
Total	1,621	150.6



All measurements are approximate. Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.

AMENITIES

- ✓ Modern town centre offices
- ✓ Excellent private car parking to the rear, minimum 8/10 cars
- ✓ Kitchen and W/C facilities on both floors.

LOCATION

The premises are situated on the High Street, with Marks & Spencer to the rear. Close by are a number of restaurants, pubs and shops with excellent facilities for staff. Within walking distance of Station Road, giving direct access to Rickmansworth Tube and Mainline Station with very swift connection to London Baker Street and Marylebone.

Easy road access to Junctions 17 & 18 of the M25 and thereby to the whole motorway network.

DESCRIPTION

Prominent self-contained refurbished offices set over ground and first floors with ground floor entrance from the High Street and self-contained secure parking to the rear for a minimum of 8/10 cars.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£45,000 per annum exclusive

RATES

Rateable value: £40,750. Rates payable 22/23: £20,334.25. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not currently payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS

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