

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8DP



Annual Rental Of £45,000 Commercial Office Unit

We are pleased to offer this SELF-CONTAINED CHARACTER OFFICE BUILDING to rent.

- COMMERCIAL OFFICE SPACE
- 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

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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.

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

- Local Authority: Three Rivers District Council
- Net Internal area: Approx. 2,389 Sq ft Plus Basement
- Nearest Station: 0.8 miles Rickmansworth Station – Metropolitan/Chiltern Line

BILLS - Services billed separately.

BUSINESS RATES – Rateable £28,250 pa / Payable £14,464 pa (2023-2024).

PARKING - 14 parking spaces to the rear.

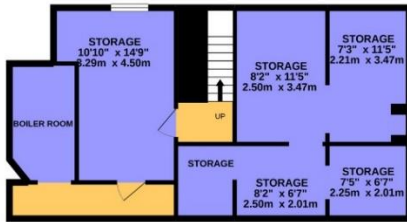
VIEWING: Strictly by appointment only, through owner's sole agents **TREND & THOMAS, RICKMANSWORTH** Ph 01923 773 616.



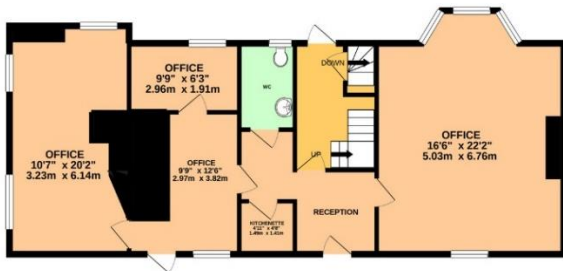
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BASEMENT
613 sq.ft. (57.0 sq.m.) approx.



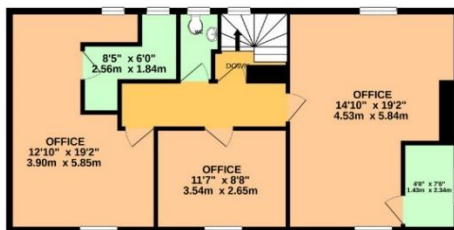
GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



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



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



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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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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

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or Trend & Thomas Commercial Ltd, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.