



Prominent Trade Counter Unit In Rickmansworth

Unit B2

Church Wharf, Rickmansworth, WD3 1JB

Trade Counter, Warehouse

TO LET

6,734 sq ft

(625.61 sq m)

- Adjoining Majestic Wines and Toolstation
- Fitted Showroom
- 4 Parking Spaces
- 7.0m Eaves Height
- 3 Full Height Loading Doors
- Additional 2,074 Sq ft Mezzanine
- Fitted Trade Counter
- LED Lighting
- Disabled WC

Unit B2, Church Wharf, Rickmansworth, WD3 1JB

Summary

Available Size	6,734 sq ft
Rent	£100,000 per annum
Rates Payable	£39,600 per annum Estimated rates payable from 2026/2027
Rateable Value	£82,500
Service Charge	£3,947 per annum
VAT	Applicable. VAT is payable on the rent and service charge
EPC Rating	C (71)

Description

Built in 2020 fronting the A404 adjoining Toolstation and Majestic Wine, a mid-terrace prominent trade counter unit with loading to the front. Internally there is a trade showroom, full height warehouse and additional mezzanine storage (above showroom).

Location

The development is prominently located on the southern edge of Rickmansworth town centre with direct access from the A404. Junctions 17 and 18 of the M25 are both within 2.5 miles.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground	4,030	374.40
Mezzanine	2,704	251.21
Total	6,734	625.61

Terms

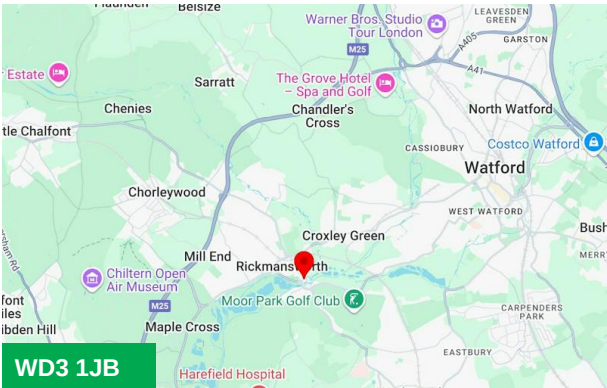
The unit is available on a new full repairing and insuring lease for a term to be agreed at a rent of £115,700 per annum.

VAT

The property is registered for VAT and therefore VAT will be charged on the rent and service charge.

Viewings

Strictly by appointment via sole agents.



Viewing & Further Information

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