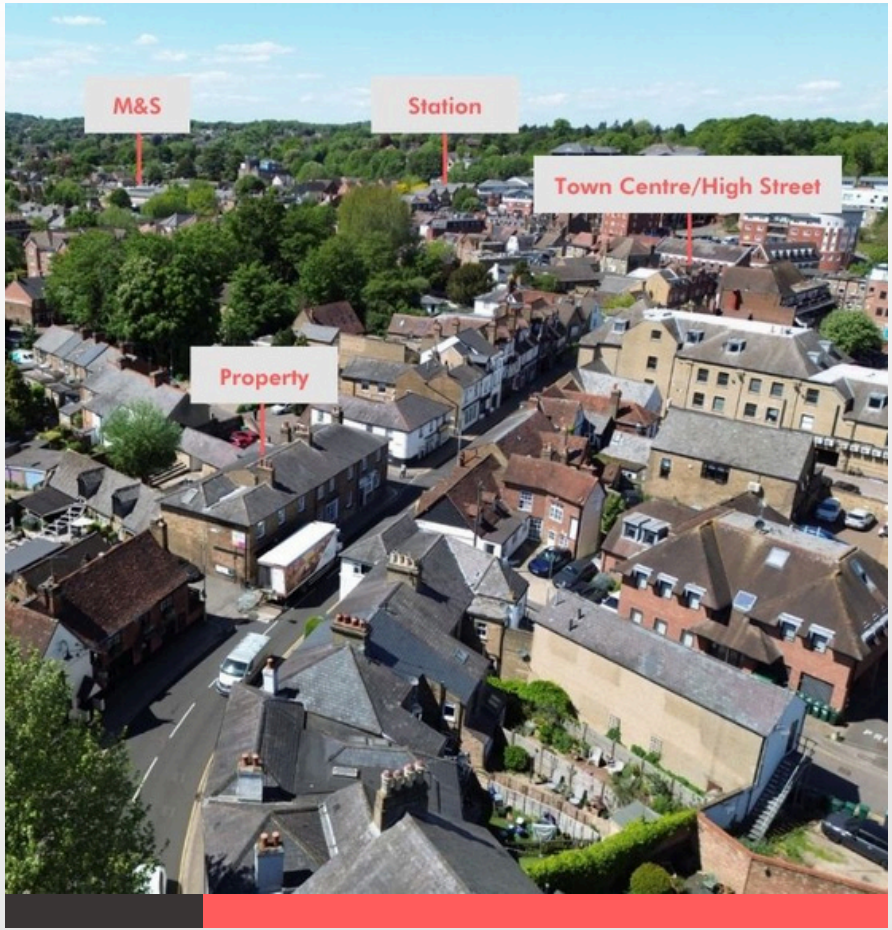
30 & 32 Church Street | Rickmansworth | WD3 1DJ

Town Centre Offices with Parking 2,379 Sq.ft (221 Sq.m) | Potential for Expansion to 4,273 Sq.ft (397 Sq.m)





30 & 32 Church Street | Rickmansworth | WD3 1DJ

Key features

- **Town Centre Location**
  Prominently positioned on Church Street in the heart of Rickmansworth.
- **Excellent Transport Links**
  Within walking distance of Rickmansworth Station (Metropolitan Line & Chiltern Railways); easy access to M25 (Junctions 17 & 18).
- **Self Contained Office Building**
  Suitable for a range of office or professional services uses.
- **Nearby Amenities**
  Close to M&S Foodhall, Waitrose, Tesco, Boots, cafes, banks and local eateries.
- **Parking Availability**
  Area suitable for circa 12 cars are included within the title of both properties.
- **Part Vacant / Part Income Producing**
  Opportunity for owner occupation, investment, or part let / part use.
- **Available Separately or Combined**
  30 and 32 Church Street are available either individually or as a combined freehold sale.

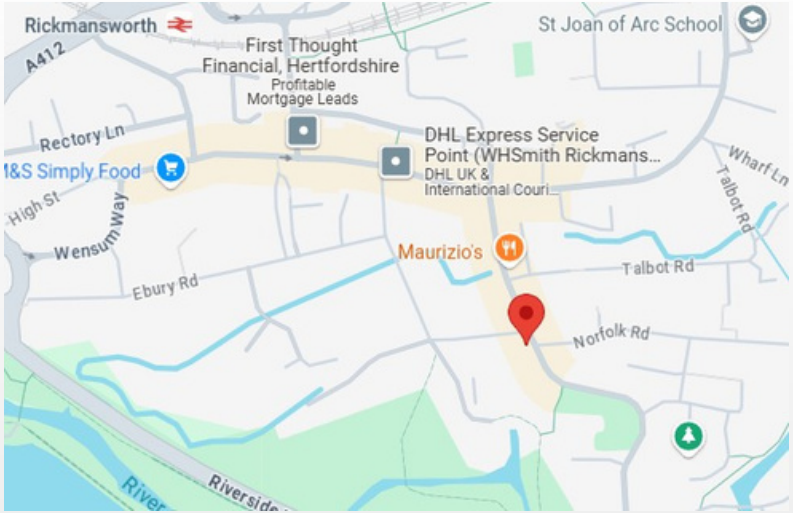
Location

The property is located on Church Street in the centre of Rickmansworth, a well connected and affluent Hertfordshire town. The office benefits from a prominent position within a thriving town centre that supports a variety of national multiple and local independent retailers, including a Marks and Spencer food outlet, together with a number of coffee shops and restaurants.

Rickmansworth Station is within walking distance, providing direct services to Central London via the Metropolitan Line and Chiltern Railways. The M25 (Junctions 17 & 18) is also easily accessible, offering excellent road connectivity.

Description

The property comprises two adjoining office buildings, 30 and 32 Church Street which can be sold separately or combined.



A short drive to a variety of key locations

- M25 (J17) — 7 mins (2.6 miles)
- A404 — 1 min (0.3 miles)
- A412 — 3 mins (0.4 miles)

A connected station just a 9 min walk away

- Aylesbury — 37 mins
- London Marylebone — 26 mins
- Amersham — 12 mins
- London Baker Street — 37 mins

Nearby towns

- Watford — 4.2 miles
- Hemel Hempstead — 12.5 m
- Uxbridge — 7.3 miles
- Harrow — 8 miles







30 & 32 Church Street | Rickmansworth | WD3 1JD

30 Church Street

30 Church Street comprises ground and first floor offices, with direct access from Church Street and also from the car park to the rear. They are arranged in a cellular fashion with ladies and gents WC's plus a kitchen. In addition, there is a very useful dry basement storage.

This property has three commercial tenants in occupation with a current income of £49,630 per annum exclusive. Full tenancy details are available upon request.

32 Church Street

32 Church Street comprises a mix of open plan and cellular offices which are well fitted with suspended ceilings, inset lighting, comfort cooling, data trunking and kitchen facilities. This property enjoys a self-contained parking area, with access rights via the car park of 30 Church Street, and could potentially be enlarged.

This property is currently vacant.

Accommodation

30 Church Street - NIA	Sq.ft	Sq.m
Ground floor	1,027	95.41
First floor	727	67.54
Ground floor annex	140	13.01
TOTAL	**1,894**	**175.96**

32 Church Street - NIA	Sq.ft	Sq.m
Ground floor	1,290	119.88
First floor	1,089	101.14
TOTAL	**2,379**	**221.01**

30 & 32 Church Street | Rickmansworth | WD3 1DJ

Rent / Sale

32 Church Street is available to let or for sale.

The properties are available separately or can be combined.

Price upon application.

VAT

We understand that the properties are not elected for VAT.

EPC

30 Church Street - D-99
32 Church Street - D-95

Legal costs

Each party will be responsible for their own legal costs.

Disclaimer

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. Anti-money Laundering identity checks on all parties will be required.

Subject to Contract and Vendor Board Approval.

Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

April 2026

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