SUITE 3
BATCHWORTH LOCK HOUSE
99 CHURCH STREET
RICKMANSWORTH

WD3 1JJ

bf.

brasierfreeth.com

957 Sq.ft office suite available on flexible lease terms

BATCHWORTH LOCK HOUSE RICKMANSWORTH

WD3 1JJ

Office Space

TO LET

KEY DETAILS

- Located a short distance from Rickmansworth town centre
- 4 off-site allocated car parking spaces
- Wall-mounted air conditioning
- Attractive canal-side setting
- WC and kitchen facilities

DESCRIPTION

Batchworth Lock House comprises an attractive Grade II Listed period building set over three floors overlooking Batchworth Lock. The suite comprises three cellular offices that present well and are full of character. There is good natural light throughout, and the suite benefits from a self-contained kitchen and WC facilities. The top floor benefits from two wall-mounted AC units.

ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Total	88.90	957

This floor area is approximate and has been calculated on a net internal basis.

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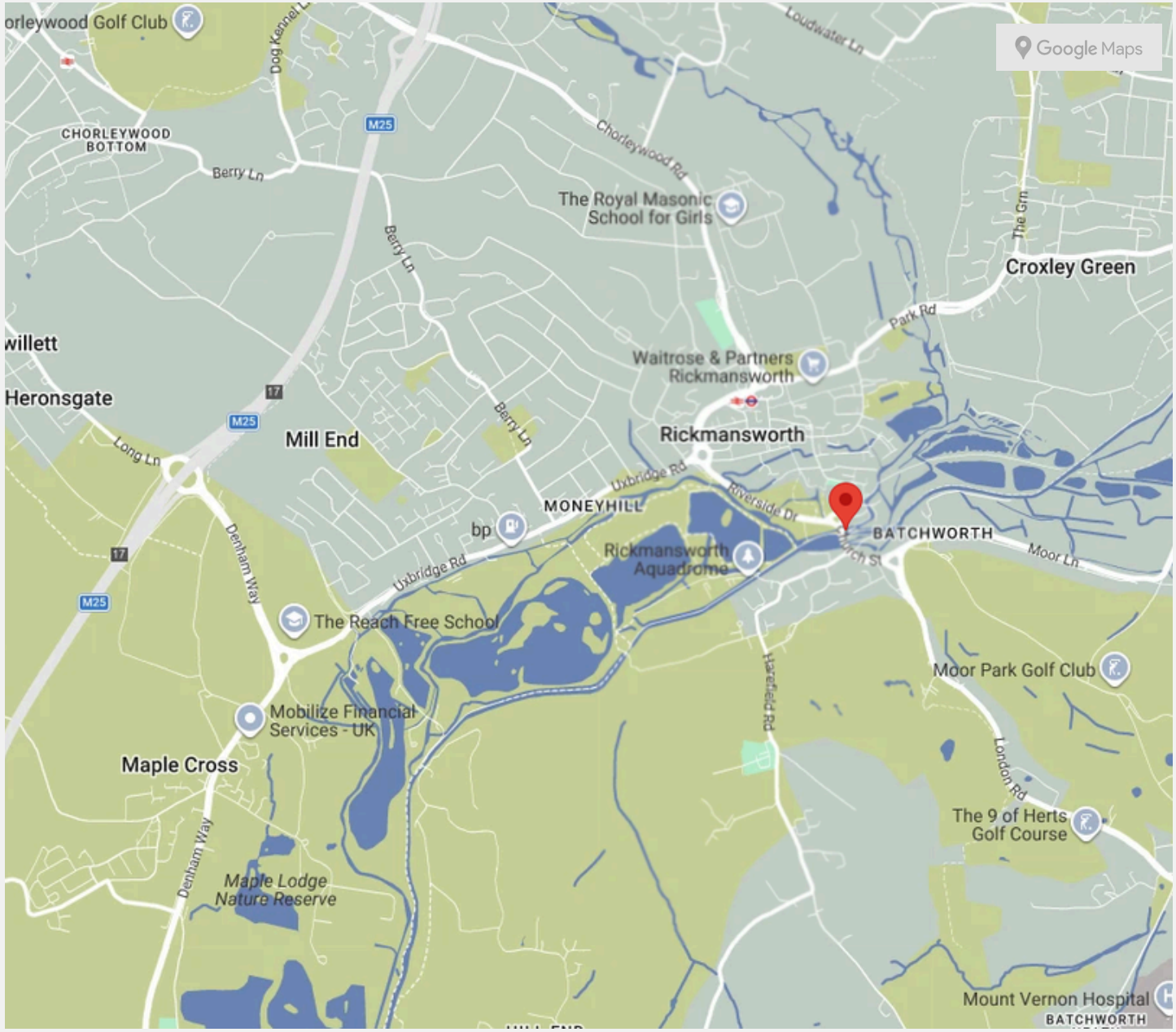

LOCATION

Well located in a prominent position on the A404 just outside Rickmansworth Town Centre. Batchworth Lock House benefits from shopping and other town centre service facilities, as well as being only a short walk from Rickmansworth Station.

Rickmansworth is a well-established commercial centre with superb communication links. Junctions 17 & 18 of the M25 are within 2 miles and Rickmansworth Station provides direct services to the West End and City (Metropolitan Line) and Marylebone.

TRANSPORT

- Rickmansworth station - 12 minutes
- M25 (J17&18) - 2 miles

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TERMS

The suite is offered on a new lease for a term by negotiation.

RENT

£23,500 per annum exclusive.

EPC

D 92

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £23,500. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Three Rivers District Council- 01923 776611

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rent.

CONTACT

GET IN TOUCH

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Joel Lobatto & Ben Howard

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