

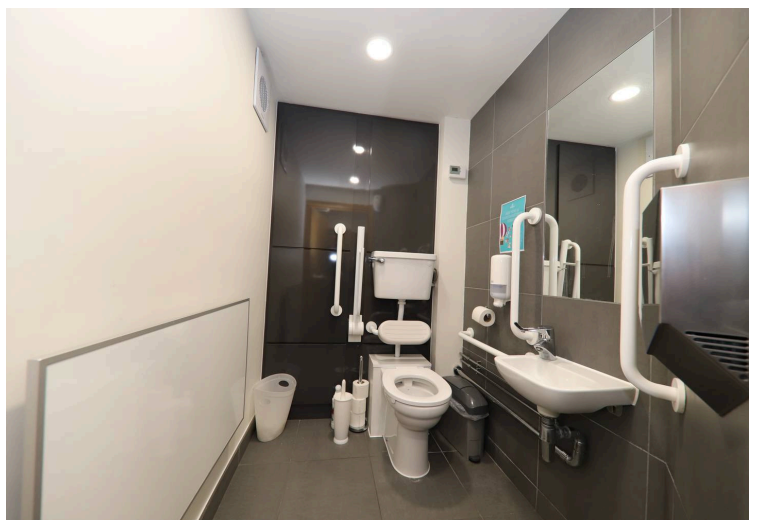
## Church Street, Rickmansworth, WD3

£45,000 per annum

SMART MANNED RECEPTION AREA • EXCEPTIONAL INTERIOR DESIGNED FITOUT • MALE & FEMALE W.C. AND SHOWER ROOM • FOUR PARKING SPACES • TOWN CENTRE LOCATION • OPPOSITE FREE PUBLIC CAR PARK

**TREND & THOMAS**  
ESTATE AGENTS SURVEYORS & VALUERS





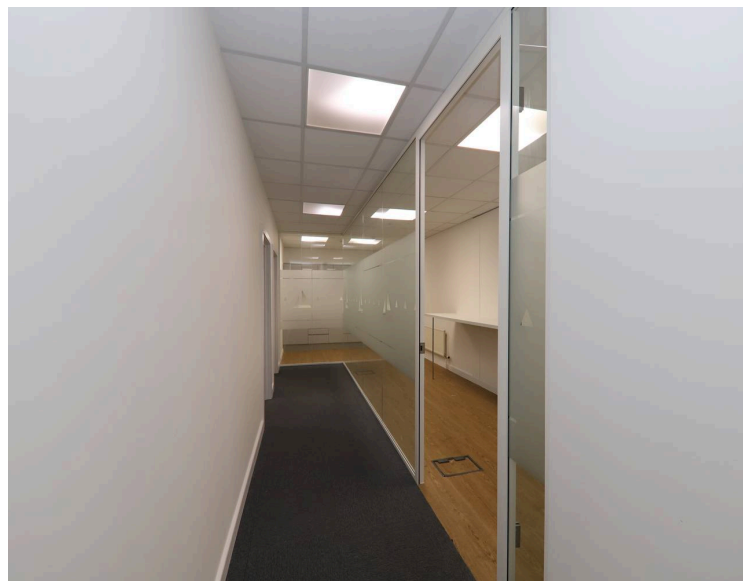
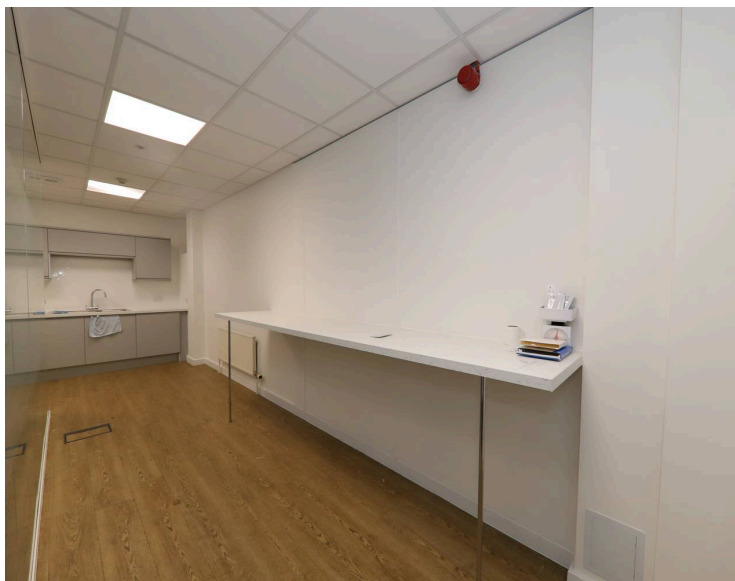


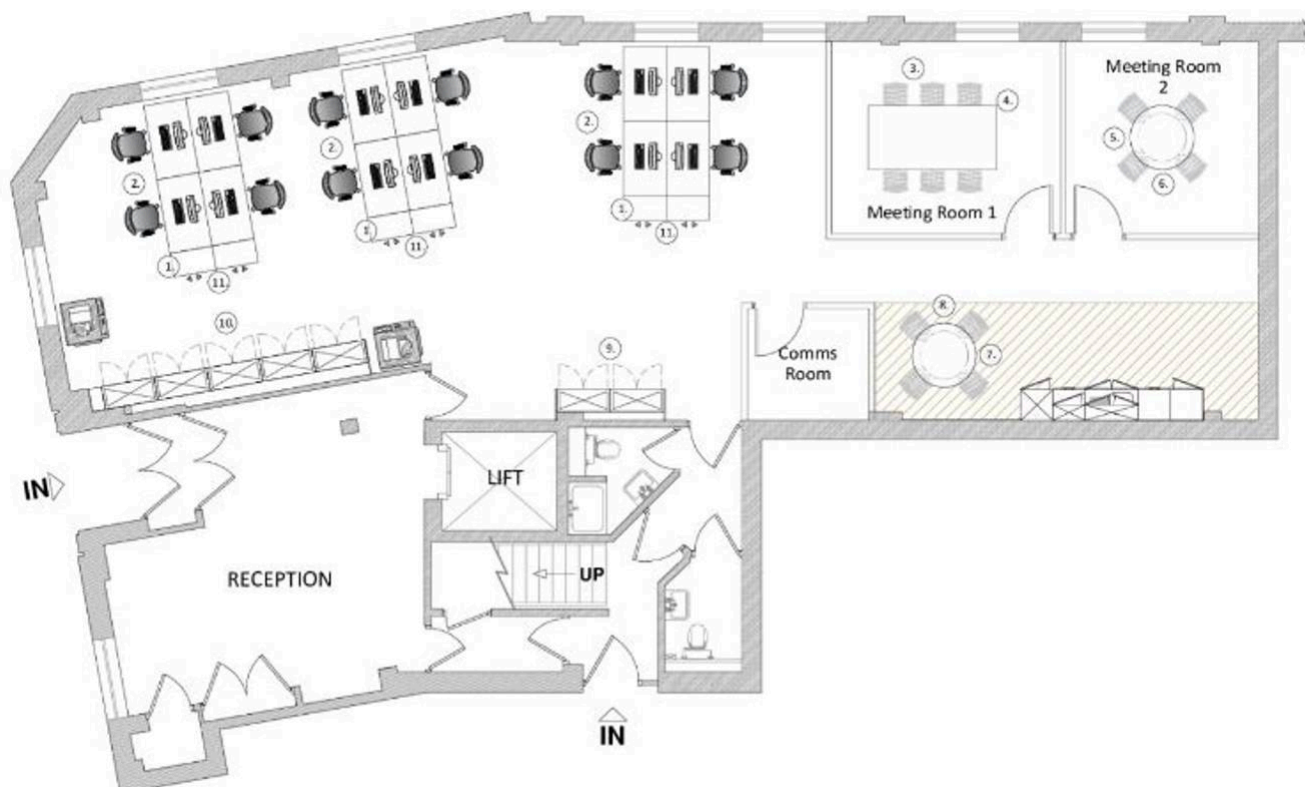
An impressive interior designed office suite within the landmark building Talbot House, prominently positioned in Church Street.

This suite has the added benefit of a spacious manned receipt area it is also the only office on the ground floor. There is a large main workspace area with a comms room, two meeting rooms a fitted kitchen and breakout area.

- Service charges – Approx. £7,900 per annum
- Business Rates 2025/2026 – Rateable Value Approx. £32,750 / Payable Approx. £16,342 per annum
- Lease – 10 years from 2019
- Rent review every 5 years

A prime and central location within Rickmansworth Town Centre. A short walk from Rickmansworth Metropolitan/Chiltern Line Station and shopping, transport and civic amenities.





Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.



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