

# VDBM

Chartered Surveyors

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12 CHURCH STREET, RICKMANSWORTH, WD3 1BS

£12,000 PER ANNUM EXCLUSIVE

**PRIME LOCATION**

**SUITABLE FOR A VARIETY OF USES**

**INCLUDING OFFICE / MEDICAL**

**NEW FRI LEASE**

**400 SQ FT (37 SQM)**

## LOCATION

The premises is located in the heart of Rickmansworth Town Centre, within easy walking distance to its varied shopping and eating facilities.

## DESCRIPTION

The available accommodation comprises a ground floor air conditioned office studio including its own kitchenette, toilet/bathroom, storage area.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Net Internal Area 400 sq ft/37 sqm

One car parking space to be included with the premises

## TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

## RENT

£12,000 per annum exclusive plus VAT

## RATES

To be Assessed.

## LEGAL COSTS

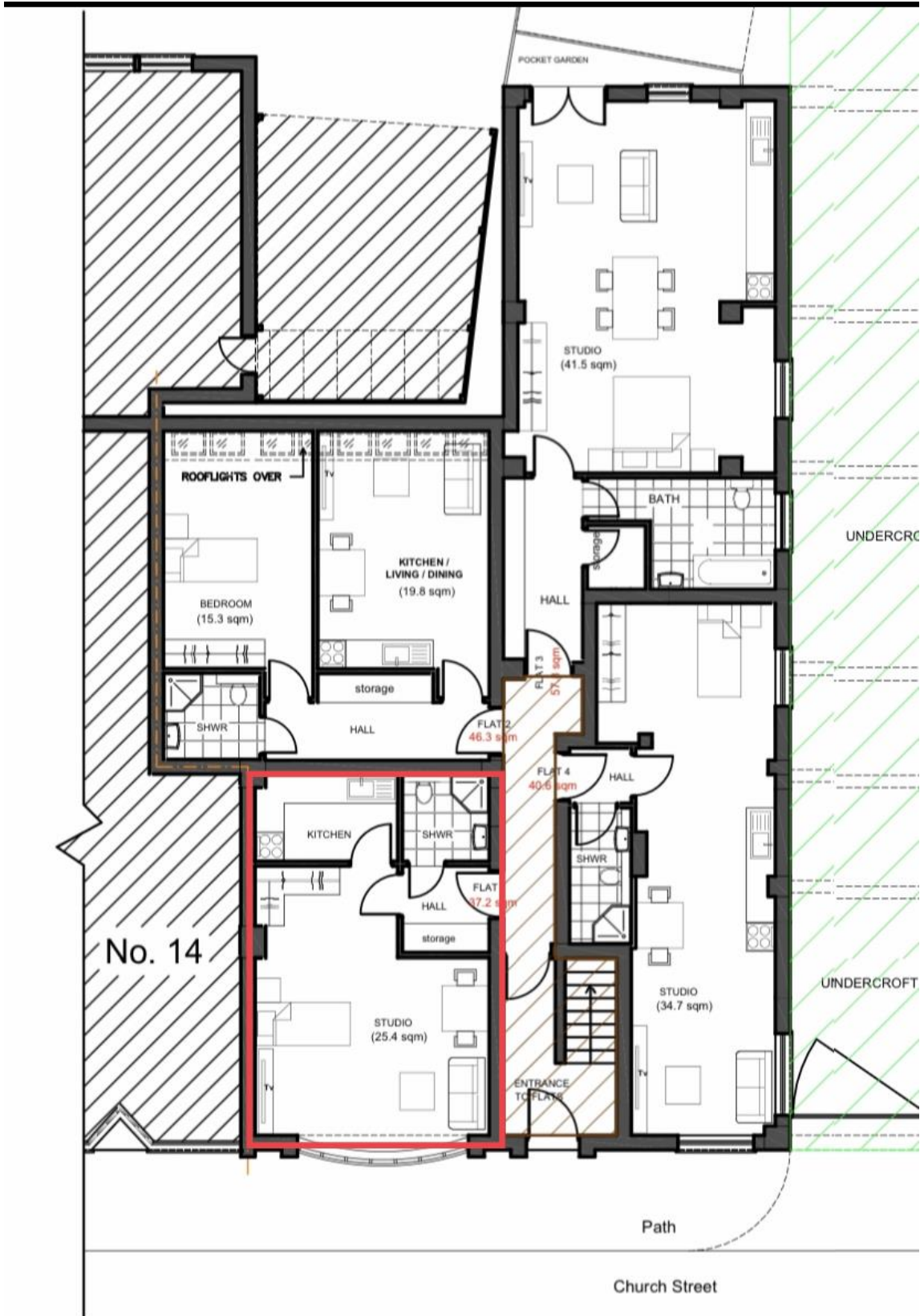
Each party to bear their own legal costs.

## EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of (TBC).

## VIEWING

Strictly by appointment through VDBM on 01923 845222.



**GROUND FLOOR PLAN**  
(1:200)