

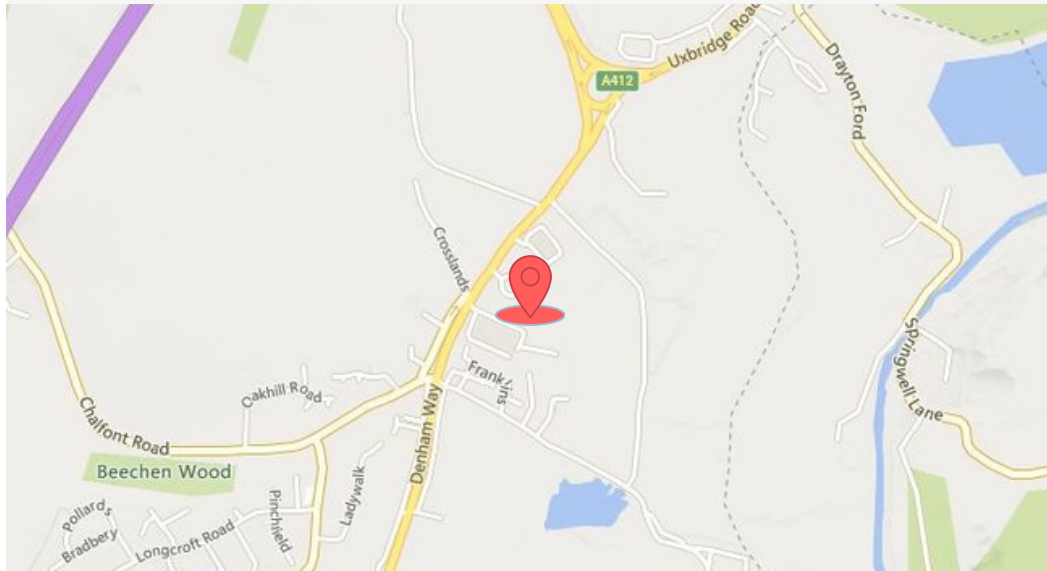
Building Two |
The Rivers Office Park |
Rickmansworth | WD3 9YS

Ground Floor Office Suites |
To Let on a Flexible Inclusive Basis



Key features

- Quick access to M25, M40, M4, M1 via M25 J17
- Top quality air conditioned office accommodation
- Flexible lease length
- Competitive all inclusive cost
- On-site amenity hub
- Extensive car parking
- Available with or without high quality office furniture



Building Two | The Rivers Office Park | Rickmansworth | WD3 9YS

Description

The property comprises high quality ground floor office suites within a detached office building refurbished to a high level in 2015. Internal specification includes four pipe air conditioning, LED lighting and raised floors.

Common facilities include a shower, kitchen and flexible WC's.

Additionally the overall campus incorporates attractive external areas and a large high quality amenity hub/cafe.

Accommodation

Suite 1 - **LET** | 6,161 Sq.ft | 571.40 Sq.m
Suite 2 | 5,500 Sq.ft | 511.00 Sq.m

26 car parking spaces are available with Suite 2 (1:212 Sq. ft).

All areas approximate net internal.

Rates

The occupational cost above is inclusive of rates payable.

Location

Three Rivers Office Park is strategically located under 1 mile from the M25 (J17). This location gives fast, easy access to the M1, M40, M4, M3 and all major London airports.

The property is 1.5 miles from Rickmansworth station which provides over ground and Metropolitan line services into London Marylebone and the city.

EPC

The property has an EPC rating of C 72. Details available upon request.

Legal costs

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

Tenure

A flexible lease is available for up to 3 years on an all inclusive basis.

VAT

VAT will be chargeable on occupational costs at the prevailing rate.

Rent

An all inclusive occupational cost of £50 per Sq. ft is on offer.

For viewings contact

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