



### ■ Key features

- Comprehensively refurbished.
- Impressive, manned reception.
- Kitchen/break out area.
- Male and female toilets plus shower.
- Raised floors.
- 7 parking spaces.
- Adjacent free public car park.

### ■ Accommodation

Second floor                      2,793 Sq. ft                      259.5 Sq. m

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

### ■ Description

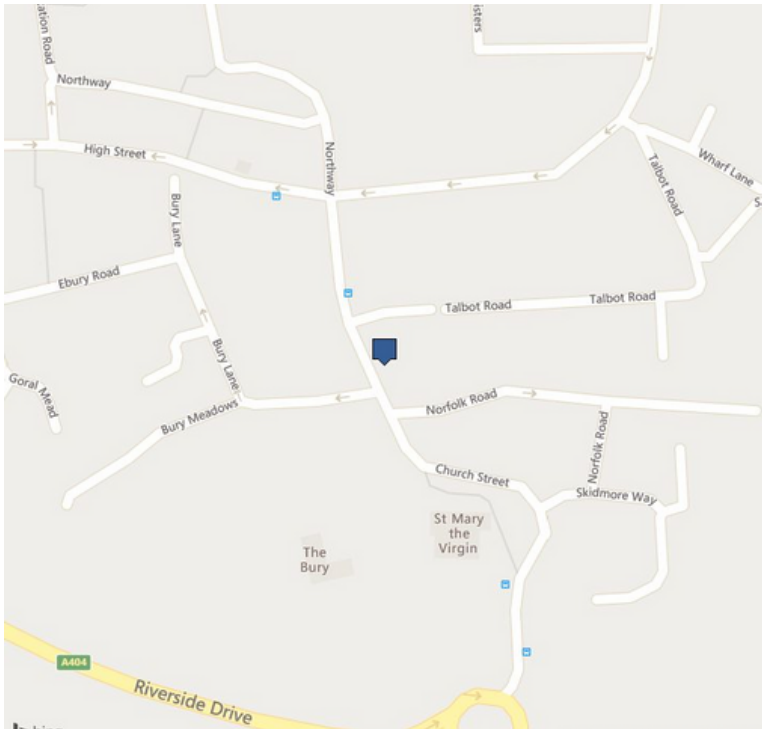
Talbot House is a high quality and very attractive, purpose built office building of traditional brick construction. The available accommodation comprises a second floor office suite that has just undergone a comprehensive refurbishment with works including new carpet, new decorations and the installation of energy efficient LED lighting. The suite also features a newly installed kitchen facility.

**For viewings contact:**

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## ■ Location

Talbot House is located in the heart of Rickmansworth town centre close to its varied shopping and eating facilities.

Rickmansworth is an attractive town and established commercial centre some 20 miles north west of Central London. It benefits from swift access to the M25 at junctions 17 and 18, both of which are within 2 miles.

Rickmansworth station is within walking distance, providing fast services to the West End and City (Underground - Metropolitan Line) and to Marylebone (BR).

## ■ Tenure

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

## ■ Rent

On application.

## ■ Rates

According to The Valuation Office website <https://www.gov.uk/correct-your-business-rates>, the suite has a rateable value of £34,500 resulting in a payable figure of approximately £17,250 pa. Interested parties should check this figure by actual enquiry.

## ■ EPC

The building has an efficient energy rating that falls within Band B-46.

## ■ Legal costs

All parties shall be responsible for their own legal costs incurred in this transaction.

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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. Regulated by RICS.

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