



Nickron House

1 Bury Lane, Rickmansworth, WD3 1DN

Self Contained Two Storey Office Building

817 to 1,697 sq ft

(75.90 to 157.66 sq m)

- Rickmansworth Metropolitan Line Station is located 0.8 miles from the property
- The first floor features an outdoor balcony.
- Inclusive of eight parking spaces.
- The first floor may be let separately, subject to negotiation.

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Summary

Available Size	817 to 1,697 sq ft
Rent	£45,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Nickron House is a modern and well-presented office building, ideally situated just a stone's throw from Rickmansworth High Street. The property is arranged over two storeys and benefits from a welcoming reception area. The ground floor comprises two smaller offices, a larger office, WC facilities, and a kitchenette. The first floor features an open-plan office space, a further large office, and a dedicated meeting room.

The building comes with 8 allocated parking spaces.

Location

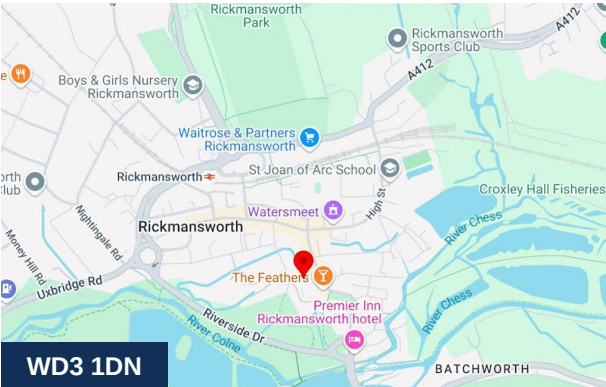
Bury Lane is located just off Rickmansworth High Street where there are a number of retailers such as Wenzel's, Iceland, Starbucks, Marks & Spencer and several pubs and restaurants.

Rickmansworth underground station is just 0.8 miles from Bury Lane and is served by the Metropolitan Line providing easy access into Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	880	81.75	Available
1st	817	75.90	Available
Total	1,697	157.65	



Viewing & Further Information



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