

Trinity Court

RICKMANSWORTH

**5,756 SQFT
AIR-CONDITIONED
WATERSIDE OFFICES
TO LET**

BATCHWORTH ISLAND | CHURCH STREET | RICKMANSWORTH | WD3 1JQ

DESCRIPTION

HIGH QUALITY MODERN OFFICE ACCOMMODATION,
WITH FULLY REFURBISHED COMMON AREAS

Trinity Court is an attractive office building that occupies a tranquil canal side position on Batchworth Island, a convenient 5 minute walk from Rickmansworth Town Centre and station, underground and mainline.

The available accommodation comprises a first floor suite with excellent natural light to three elevations. In addition, all common areas including the WCs on each floor and the ground floor reception have been fully refurbished and remodelled to create high quality contemporary facilities.



Only  5 mins walk
from Rickmansworth
Town Centre

SITUATED IN AN
ENTIRELY UNIQUE
& TRANQUIL CANAL
SIDE LOCATION

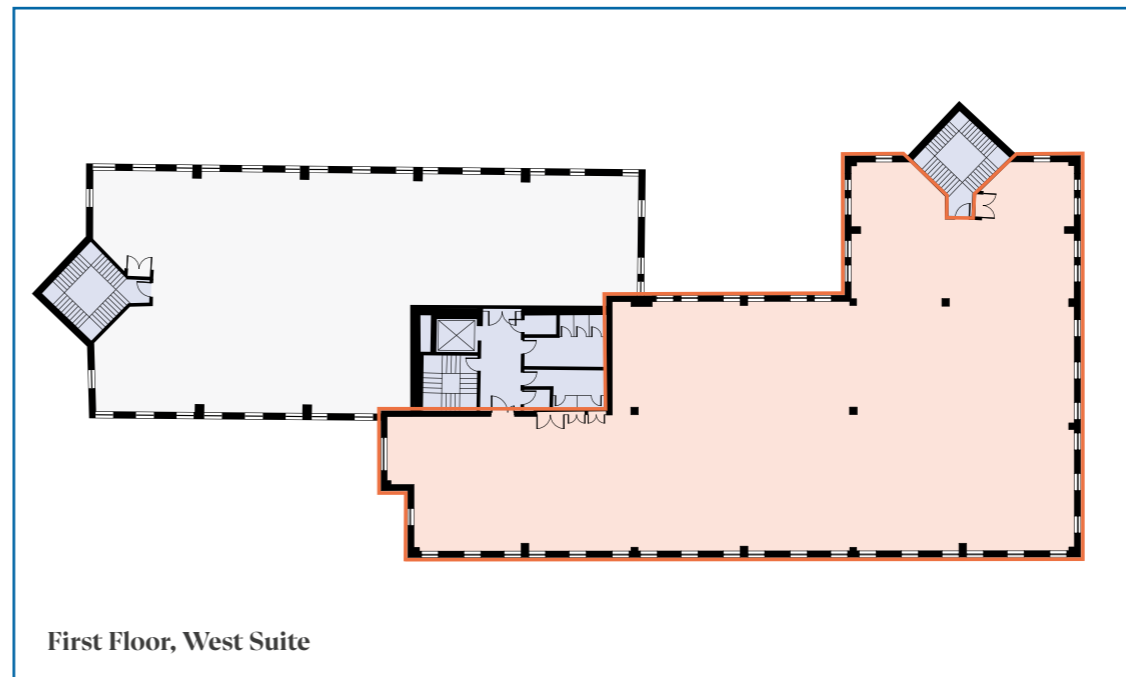


ACCOMMODATION

FIRST FLOOR WEST SUITE 5,756 SQ FT (534.8 SQM)
APPROXIMATE IPMS3 FLOOR AREA



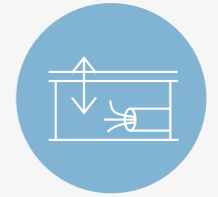
EPC A14




↓
**1st floor suite
with excellent
natural light**



Air-conditioned



Full access
raised floor



21 parking spaces



New metal
suspended ceiling



Remodelled
reception area



Refurbished WCs &
showers to each floor



New LED lighting
with daylight dimming

SPECIFICATION

LOCATION

CLOSE PROXIMITY TO A WIDE RANGE OF SHOPS, CAFÉS & RESTAURANTS AND EXCELLENT TRAVEL LINKS TO CENTRAL LONDON AND BEYOND

Rickmansworth is situated approximately 20 miles to the north west of Central London some 2 miles from Junctions 17 and 18 of the M25, benefitting from excellent access to the regional motorway network (M1, M40 and M4).

Rickmansworth station is a short walk from Trinity Court and provides a fast and regular service to Central London via both underground (Met Line) and rail (Marylebone). Rickmansworth is a particularly attractive town with a wide range of shopping and eating options.

26 mins
to Central London
by rail

(Rickmansworth to Marylebone)

Cycle Storage



TIMINGS

BY ROAD

M25 (J18)	2.2 miles
M25 (J17)	2.7 miles
Watford	4 miles
M40	9 miles
M1	9.7 miles
Heathrow Airport	15 miles
Central London	20 miles
Luton Airport	24 miles



BY TUBE (METROPOLITAN LINE)

Watford	8 mins
Wembley Park	25 mins
Green Park	32 mins
Uxbridge	34 mins
Baker Street	38 mins
King's Cross	45 mins



BY TRAIN

Marylebone	26 mins
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AMENITIES INCLUDE:

- 1 Premier Inn
- 2 TESCO
- 3 the feathers PUBLIC HOUSE & KITCHEN
- 4 Waitrose
- 5 CAFÉ @ LOCK 81
- 6 Boots
- 7 M&S - FOOD -
- 8 COSTA
- 9 STARBUCKS™
- 10 CAPPÉ NERO



M25 (J18)
2.2 miles





Trinity Court

RICKMANSWORTH

More information along
with virtual tour available
at trinitycourt.uk

VIEWING

Strictly by appointment through the joint sole agents:

bf.
brasier freeth

01923 210810
brasierfreeth.com

Stimpsons

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Disclaimer: 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. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in a transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the transaction is completed. Information required will include:-

- Corporate structure and ownership details of the tenant/buyer
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth and Stimpsons are RICS regulated firms and are subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth and Hanover Green, February 2024. Designed by Zest Design & Marketing Ltd www.zestdm.co.uk (02379).