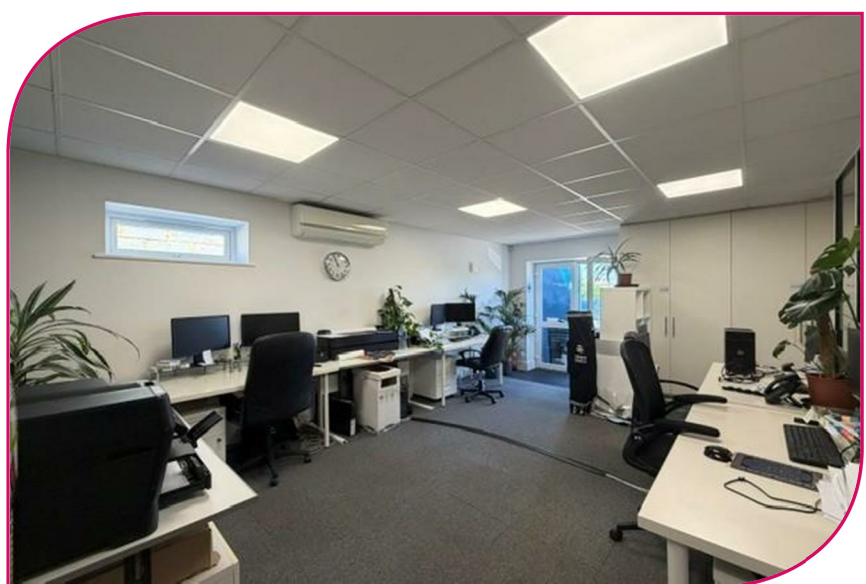


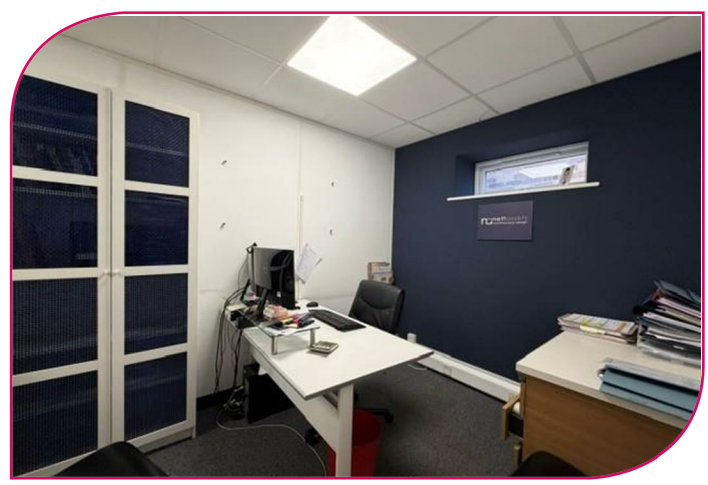


New Road
Croxley Green
Rickmansworth
WD3 3EN

To Let
£10,000 P.A



Recently refurbished Office unit, based at the rear of 141 New Road. Short walk from Croxley Met Station. Comprises of open plan area, office, meeting room, cloakroom, kitchenette and storage. Fully air conditioned. Forecourt and parking for one car. Total area is 613 sq ft/57m2. Rental figure of £10k pa payable on a monthly basis. Responsible for electric, Internet, phone lines and council recycle bin. Contributions to be negotiated for the buildings insurance and water rates. Three months rent deposit applicable. 10 year Lease with 5 year break clause preferable. EPC rating B. Available from early August.



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Croxley Green

Croxley Green is a large village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has a friendly village atmosphere and the extensive village green is part of its soul and heritage. A good selection of local shops cater for its mixed family community and more extensive shopping and leisure facilities can be found in Watford (Atria Centre) and Rickmansworth. The village has excellent schools and Croxley has its own Metropolitan Line station with frequent services to Baker Street. Access to the motorway network is via junctions 17 & 18 of the M25 which are both within 2.5 miles. Croxley Green borders the Chess Valley. The Grand Union Canal forms the eastern boundary of the village. Croxley Business Park is a modern business hub which attracts a wide range of industries and provides employment for many of the local residents.

Open plan office space

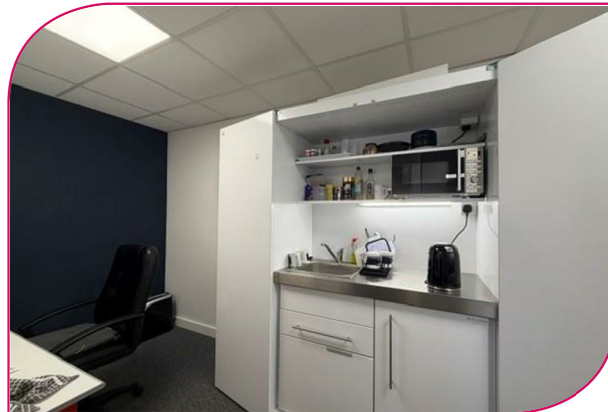
Office room

Meeting room

Cloakroom

Lease

10 Lease with a 5 year break clause



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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