



AVAILABLE TO LET

HERTFORD PLACE

Denham Way, Rickmansworth, Hertfordshire, WD3 9AB

An opportunity to occupy a refurbished four storey headquarters building located within a mile of Junction 17 of the M25.

Hertford Place is due to undergo a full Category A refurbishment, ready for completion Q3 2017.

It will provide space that is designed to suit most modern day occupiers.

Excellent motorway links with public transport services a short drive away, the nearest being Denham and Rickmansworth.

Surface spaces and a multi story car park to the rear provides a generous 255 parking spaces at a ratio of 1:212 sq ft.

The town centre amenities in Chalfont villages are also a short drive away.

Rent £25.00 PSF

Building type Office

Size 57,587 Sq ft

Marketed by: Bray Fox Smith

For more information please visit:
<https://realla.co/hertford-place-denham-way>



The new Grade A refurbishment of the building will include:

New exposed mechanical and electrical services installations

New 100 mm raised access floors throughout

Refurbishment of the lifts

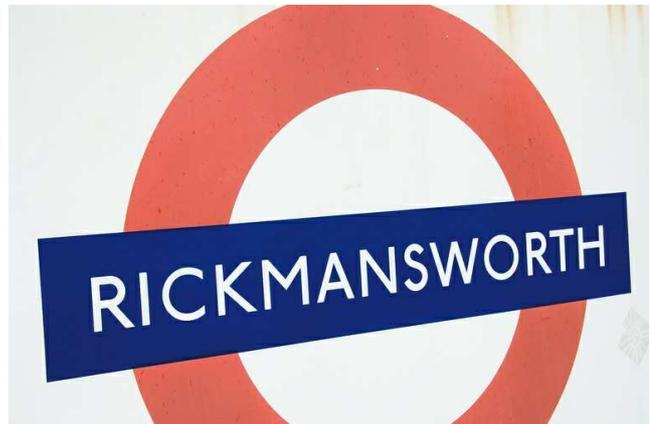
New male and female toilets on each floor

Revamped reception area to include new feature lighting, new desk and new finishes

Disabled toilets and showers on each floor

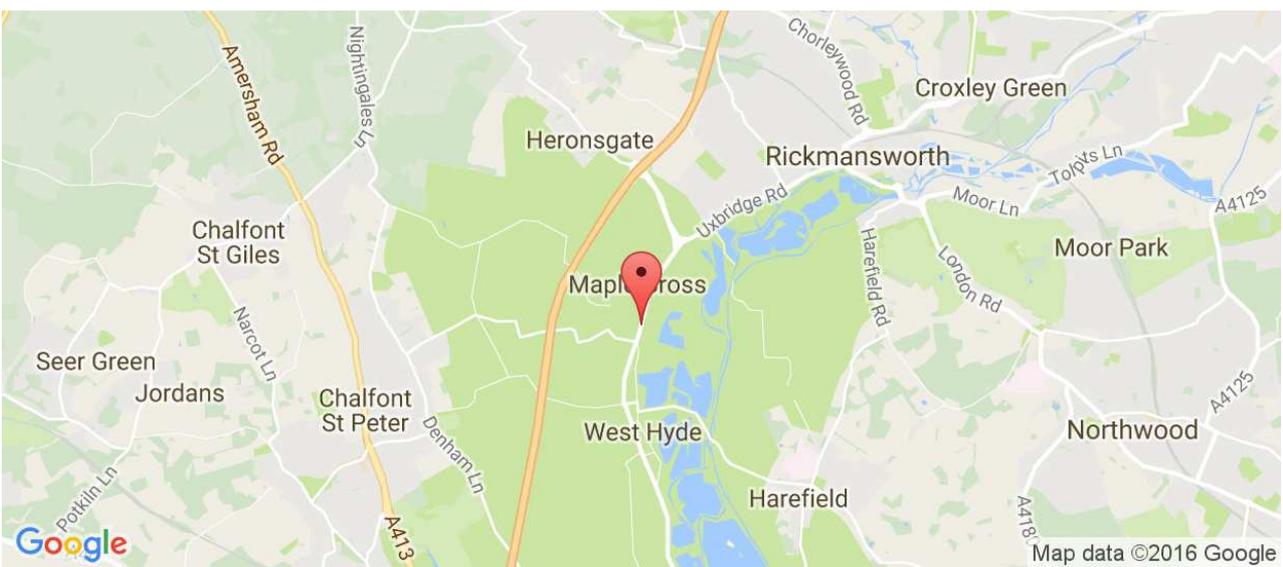
New VRF air conditioning units

New LED lighting throughout



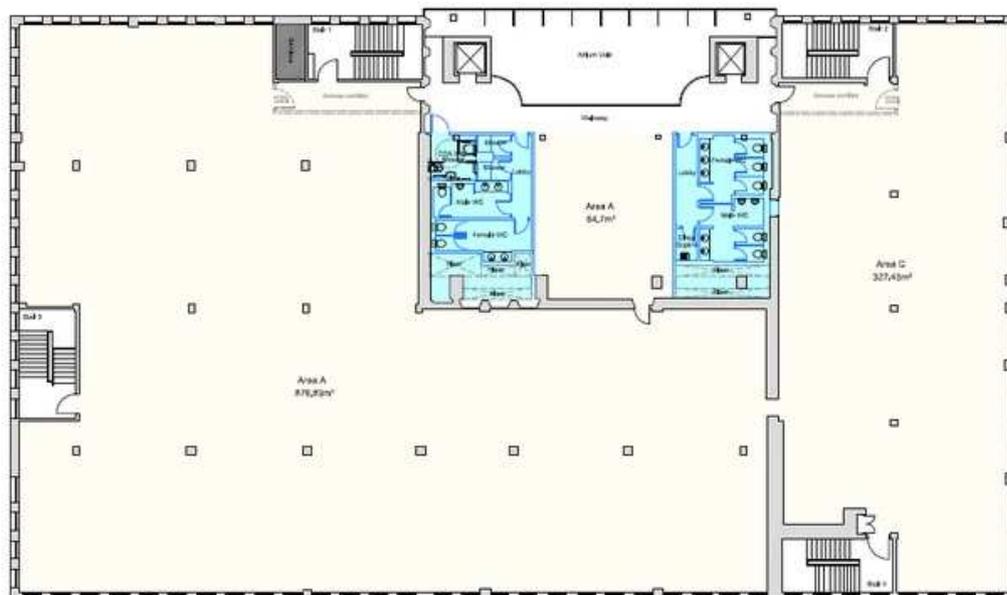


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Data provided by Google

Unit	Floor	Sq ft	Sq m
NIA	Reception	1,463	135.92
NIA	Ground	14,578	1,354.34
NIA	First	14,724	1,367.91
NIA	Second	14,088	1,308.82
NIA	Third	12,734	1,183.03
Total size		57,587	5,350.01



Proposed Second Floor Plan
 Approx. total net lettable area = 1288,73m² / 13886,7 sqft
 Approx. total core area = 34,4 m² / 369,1 sqft

Location overview	Hertford Place is situated in the picturesque Maple Cross just 3 miles to the South of Rickmansworth. The area is served by junction 17 of the M25 motorway, which makes up one of the boundaries of the village. It lies about 5 miles west of Watford.
Transport	Maple Cross is bound by the M25 motorway which provides great access to the A40 into London. It is situated conveniently for Rickmanswoth and Watford which have underground and overground train stations to suit.
Airports	The town is well served by London's main airports. London Heathrow airport is located within 13 miles to the south of Hertford Place. Luton Airport is located 28 miles to the North via the M25 and M1, and Gatwick is within 50 miles to the South, via the M25.
National rail	Rickmansworth and Denham Train Stations' are both served by the Chiltern Line with a quick and regular service into Marylebone, fastest time of 27 minutes from Rickmansworth. Watford Junction Train Station is 8 miles to the East, which provides services into London Euston (quickest times 14 minutes) and also access to the Midlands and the North of England.
Tube	Rickmansworth is served by the Metropolitan Line reaching Baker Street in 33 minutes. Hertford Place is just a short journey away from West Ruislip Tube Station which is the beginning of the Central Line, reaching Oxford Circus in 36 minutes. Uxbridge Station is 7 miles to the South, providing access into London via the Piccadilly Line.
Road	The property offers easy access to Junction 17 of the M25 motorway. This allows good connections to the M1 for access to the North of England. The M25 interchanges with The M40 at Junction 16 which provides a direct route east into Central London via the A40 and west to Oxford.



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