



AVAILABLE TO LET

# Hertford Place

Denham Way, Rickmansworth, Hertfordshire WD3 9AB

A opportunity to occupy a freehold, four storey headquarters building located within a mile of Junction 17 of the M25, with a generous 255 parking spaces at a ratio of 1:210 sq ft.

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This opportunity may also be of interest to owner occupiers.

Hertford Place is due to undergo a full Category A refurbishment, ready for completion Q2 2018, providing space that is designed to suit most modern day occupiers.

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

**Rent** £27.50 psf

**Building type** Office

**Size** 53,582 Sq ft

Marketed by: Bray Fox Smith

For more information please visit:  
<https://realla.co/m/4381-hertford-place-denham-way>





The new Grade A refurbishment of the building could include:

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New metal tile ceiling or exposed services

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New raised access floors throughout

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Refurbishment of the lifts

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New male and female toilets on each floor

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

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Disabled toilets and showers on each floor

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New VRF air conditioning units

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New LED lighting throughout

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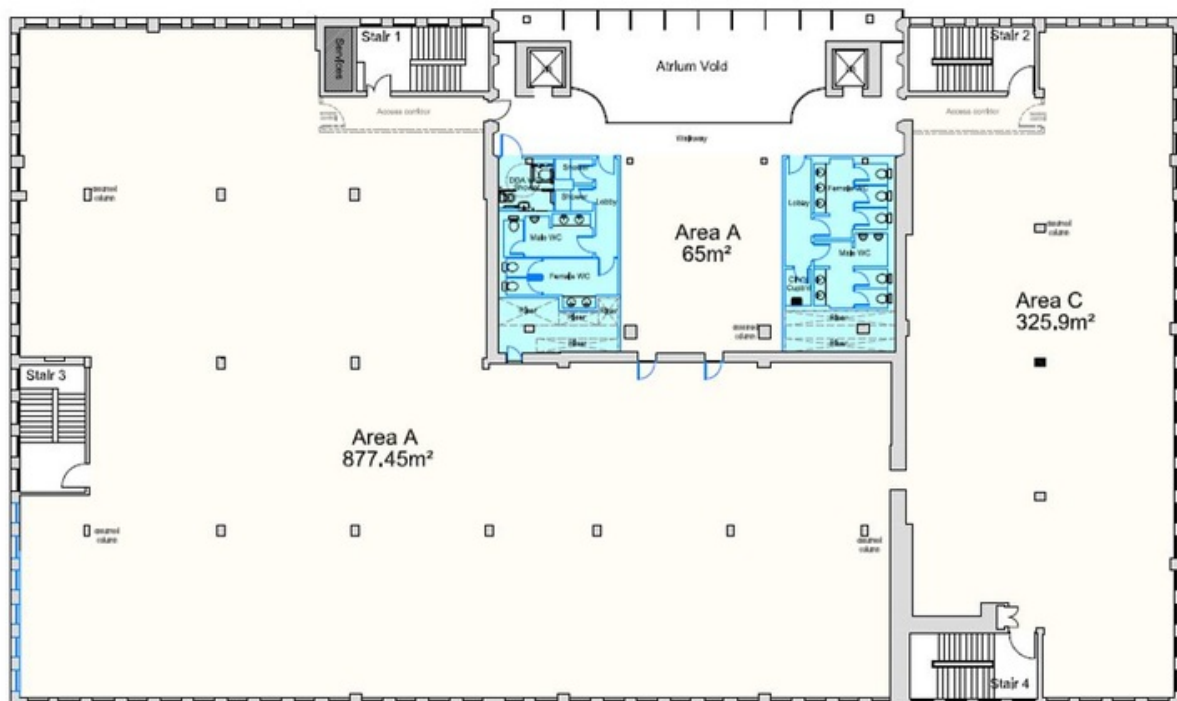
Data provided by Google

# Units & availability

Unit	Floor	Size sq ft	Status
NIA	Reception	1,565	Available
NIA	Ground	12,258	Available
NIA	First	13,827	Available
NIA	Second Level South	4,963	Available
NIA	Second Level North	8,522	Available
NIA	Third	12,447	Available
Total		53,582	

\* All sizes NIA

Indicative Floor Plan



**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 excellent access to the A40 into London. It is situated conveniently for Rickmansworth and Watford which have underground and overground train stations.

**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 with a 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.





☎ (0) 20 7629 5456



info@brayfoxsmith.com

Bray Fox Smith



**Paul Smith**

☎ +44 (0) 20 7629 5456



paulqsmith@brayfoxsmith.com

Bray Fox Smith

**Harvey Veitch**

☎ 020 7629 5575

☎ 07795 103 177



harveyveitch@brayfoxsmith.com

Strutt and Parker

**Ed Smith**

☎ 020 7318 5136

☎ 07836 656 538



edward.smith@struttandparker.com

Strutt and Parker

**Andy Tucker**

☎ 020 7318 4648

☎ 07721 260 545



andy.tucker@struttandparker.com

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