

HERTFORD PLACE  
DENHAM WAY, RICKMANSWORTH,  
HERTFORDSHIRE, WD3 9AB

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## Available To Let

A refurbished four storey headquarters building located within a mile of Junction 17 of the M25.

**13,129 sq ft to 54,095 sq ft**



For further information please contact:

**Paul Smith**

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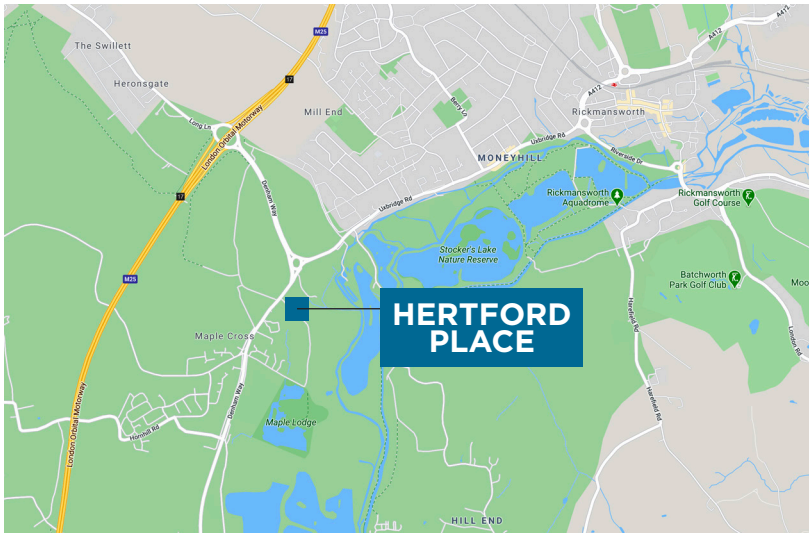
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[brayfoxsmith.com](http://brayfoxsmith.com)

**A PRIME LOCATION FOR  
BUSINESS, EASILY ACCESSIBLE  
WITH AN ABUNDANCE OF  
AMENITIES CLOSE BY.**

**LOCATION**

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.



**AREA & AMENITIES**

Maples Cross is surrounded by an excellent range of amenities all within easy access of Hertford Place.

There are a number of places to eat and drink including a selection of idyllic country pubs located nearby.

There is also a number of hotels including Premier Inn, The Grove and Denham Grove that are all located within an 11 minute drive. David Lloyd Leisure Club is situated a short 13 minute drive away with the building being positioned in close proximity to an array other amenities including Rickmansworth Golf Course, Rickmansworth Aquadrome and Maple Lodge Nature Reserve.

**TRAVEL TIMES**

**By Road** 🚗

M25 / Junction 17	3 mins
M40 / Junction 16	8 mins
M1 / Junction 21	12 mins
M4 / Junction 15	13 mins

**From Rickmansworth**

7 mins

**By Underground** 🚇

→ Wembley Park	24 mins
→ Baker Street	38 mins
→ Bond Street	40 mins
→ London St Pancras International	46 mins

**By Rail** 🚆

→ Harrow-on-the-Hill	24 mins
→ London Marylebone	24 mins

**From Denham**

7 mins

**By Rail** 🚆

→ London Marylebone	24 mins
→ London St Pancras International	38 mins

**Airports (by road)** ✈️

Heathrow	14 mins
Luton	26 mins
Gatwick	52 mins
Stansted	53 mins

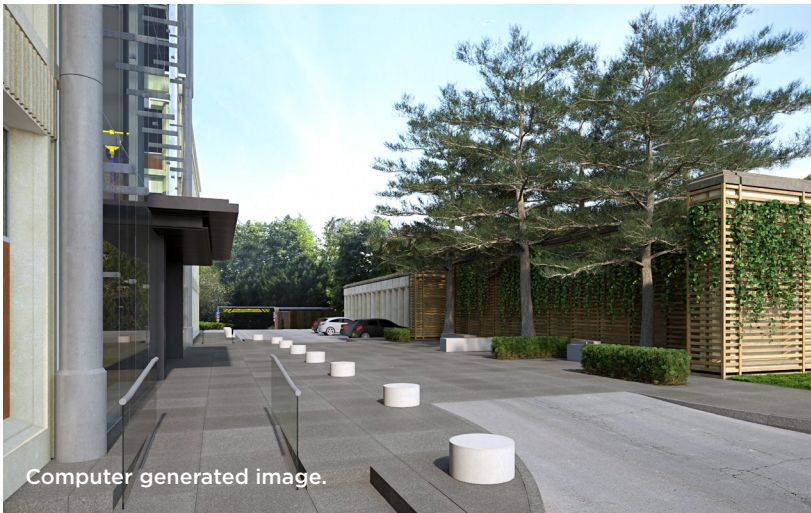


### DESCRIPTION

Hertford Place is undergoing a full Category A refurbishment, ready for completion in Q4 2020 which will provide space that is designed to suit most modern occupiers.

Surface spaces and a multi-storey car park to the rear provides a generous 255 parking spaces at a ratio of 1:210 sq ft.

The building sits within close proximity to a number of national occupiers including Skanska and Renault who occupy this area for it's excellent transport links and local amenities.



### SPECIFICATION

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

### FLOOR AREAS

	sq ft	sq m
Third	13,657	1,268.7
Second	13,657	1,268.7
First	13,652	1,268.2
Ground	13,129	1,219.6
<b>Total</b>	<b>54,095</b>	<b>5,025.4</b>

(Floor areas measured on a net internal basis)



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#### RENT

£27.50 per sq ft per annum exclusive of VAT and all other outgoings.

#### RATES

We estimate the rates payable to be £7.47 per sq ft however any interested party are urged to make their own enquiries via the local authority.

#### VIEWING

Strictly by appointment via the sole letting agents.

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