



FOR SALE

# Hertford Place

Denham Way, Maple Cross, Rickmansworth, Hertfordshire WD3 9YS

## An opportunity to purchase the freehold of a four storey headquarters building located within a mile off Junction 17 of the M25.

Hertford Place presents a rare refurbishment opportunity to update this HQ building to a Grade A standard.

The building currently provides 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.

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.

**Price** £10,500,000 (offers in excess of)

**Building type** Office

**Tenure** Freehold

**Deal type** Vacant possession

**Size (NIA)** 53,582 sq ft

Marketed by: Bray Fox Smith

For more information please visit:

<https://realla.co/m/12129-hertford-place-denham-way>



If you would rather lease this property then the Landlord will refurbish the building to a Grade A standard to include:

---

New mineral fibre ceiling with integral LED lighting

---

New 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

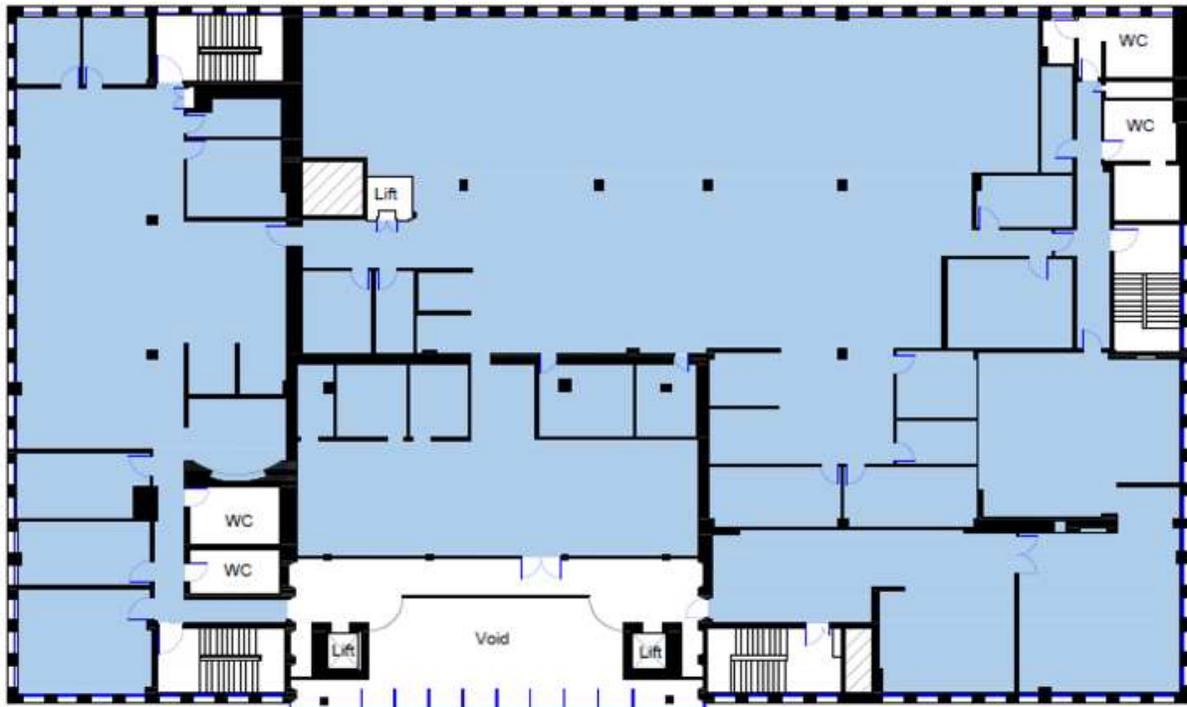


Hertford Place, Denham Way, Maple Cross, Rickmansworth, Hertfordshire WD3 9YS



Data provided by Google

Unit	Floor	Sq ft	Sq m
NIA	Ground Reception	1,565 NIA	145.39 NIA
NIA	Ground	12,258 NIA	1,138.81 NIA
NIA	First	13,827 NIA	1,284.57 NIA
NIA	Second	13,485 NIA	1,252.8 NIA
NIA	Third	12,447 NIA	1,156.37 NIA
<b>Total size</b>		<b>53,582</b>	<b>4,977.94</b>



---

<b>Location overview</b>	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.
<b>Transport</b>	Maple Cross is bound by the M25 motorway which provides great access to the A40 into London. It is situated conveniently for Rickmansworth and Watford which have underground and overground train stations to suit.
<b>Airports</b>	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.
<b>National rail</b>	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.
<b>Tube</b>	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.
<b>Road</b>	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

paulsmith@brayfoxsmith.com

Bray Fox Smith

 Tom Jansons

020 3362 4358

07493 777 550

tomjansons@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

andy.tucker@struttandparker.com

Strutt and Parker

Quote reference: SALE-12129

Property descriptions and related information displayed on this page are marketing materials provided by Bray Fox Smith. Realla does not warrant or accept any responsibility for the accuracy or completeness of the property descriptions or related information provided here and they do not constitute property particulars. Bray Fox Smith Disclaimer Bray Fox Smith for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Bray Fox Smith has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images maybe computer generated. Any photographs show only parts of the property as they appeared at the time they were taken @2016 Bray Fox Smith