david charles
property consultants

FOR SALE

Nickron House

1 Bury Lane, Rickmansworth, WD3 1DN

Let and Income Producing Office Investment Freehold For Sale

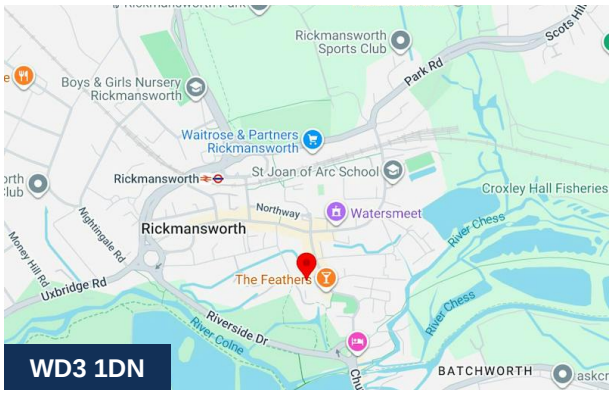
1,697 sq ft
(157.66 sq m)

- Let on full repairing lease for 5 years from August 2025
- Passing Rent £45,000 per annum exclusive
- Refurbished building with parking
- Suitable for investment and owner occupation on expiry of the lease

Nickron House, 1 Bury Lane, Rickmansworth, WD3 1DN

Summary

Available Size	1,697 sq ft
Price	£825,000
Rates Payable	£17,215.20 per annum Rates split between suites
Rateable Value	£39,850
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C



Description

Nickron House is a modern and well-presented office building, ideally situated just a stone's throw from Rickmansworth High Street. The property is arranged over two storeys. The ground floor comprises two smaller offices, a larger office, WC facilities, and a kitchenette. The first floor features an open-plan office space, a further large office, and a dedicated meeting room. The building comes with 8 allocated parking spaces.

Location

Bury Lane is located just off Rickmansworth High Street where there are a number of retailers such as Wenzel's, Iceland, Starbucks, Marks & Spencer and several pubs and restaurants. Rickmansworth underground station is just 0.8 miles from Bury Lane and is served by the Metropolitan Line providing easy access into Central London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	880	81.75	Let
1st	817	75.90	Let
Total	**1,697**	**157.65**	

Lease Terms

The property is let on full repairing terms, subject to a schedule of condition, for a term of 5 years from 1 August 2025 at a rent of £45,000 per annum exclusive. The lease contains a tenant's only option to determine at the end of the 4th year (1 August 2029), subject to 6 months prior written notice. The lease expires on 31 July 2030 and is excluded from the Landlord and Tenant Act 1954.

Anti Money Laundering

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The purchaser will be responsible for these costs.

Viewing & Further Information

Peter Amstell
020 8429 9007
peter@davidcharles.co.uk

Tom O'Malley
020 8429 9005 | 07522 700 508
tom@davidcharles.co.uk

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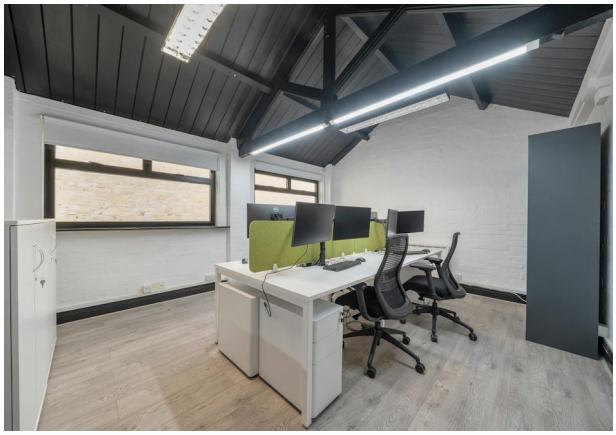

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Available
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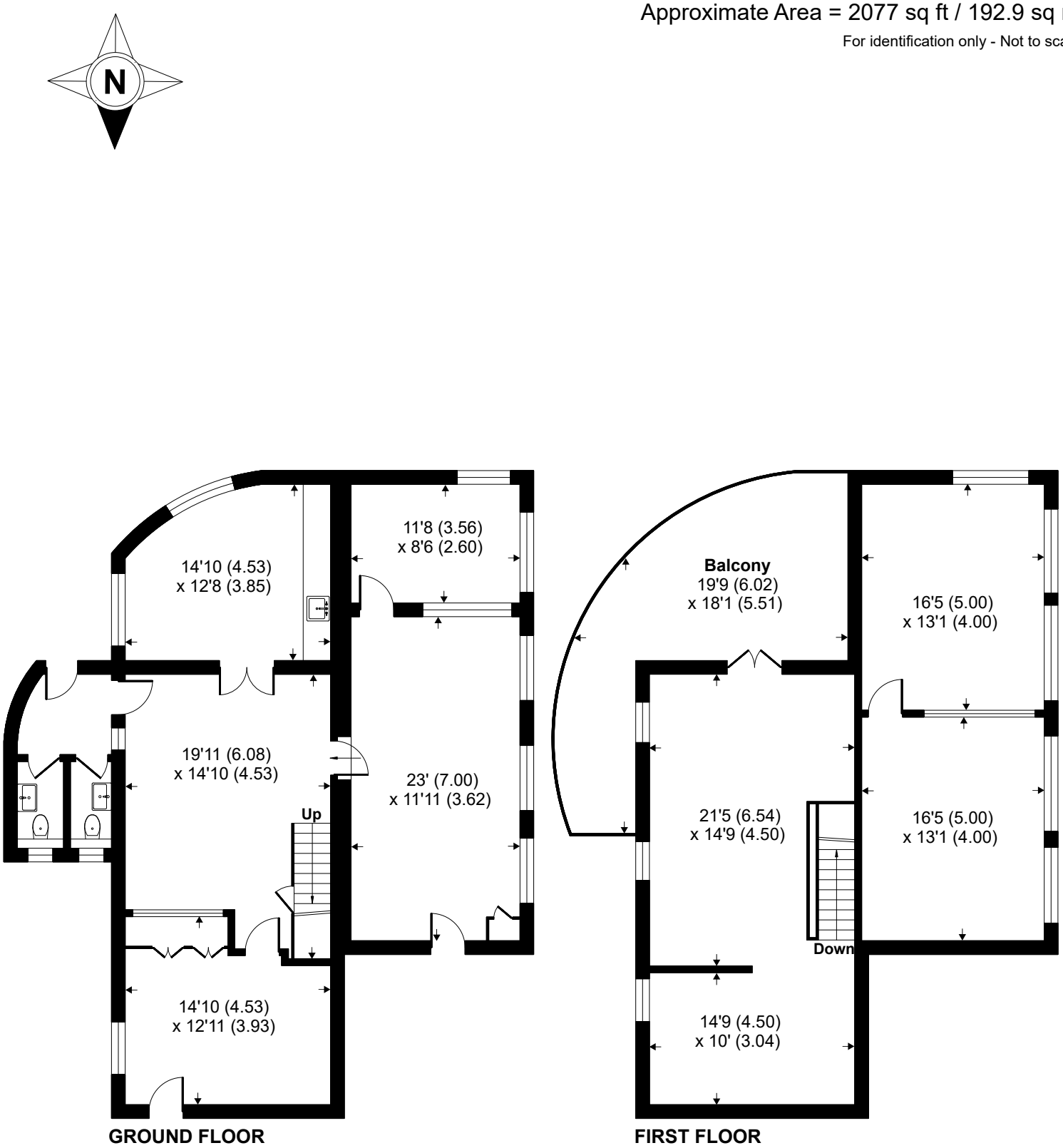
emex projects

NICKRON HOUSE

Bury Lane, Rickmansworth, WD3

Approximate Area = 2077 sq ft / 192.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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