



## **Drake House, Homestead Road, Rickmansworth, WD3 1FX**

**7,000 sq ft Class E usage ideal for a gym operator in a highly accessible location in Rickmansworth. Rent £20psf+**

### **Key Points**

- Approximately 7,000 sq ft of open-plan accommodation at Car Park Level -1
- Parking available at nearby Waitrose providing convenient customer access
- Approximately 150 metres from Rickmansworth Station with Direct access to the Metropolitan Line and Chiltern Railways
- Strong commuter and family demographic
- Scope to create a comprehensive, modern fitness and wellness facility
- Secure gated vehicular access from Homestead Road
- Excellent connectivity to the M25, M1 and M40
- Potential to serve both walk-in local members and customers travelling by car from the wider Three Rivers catchment

# Drake House, Homestead Road, Rickmansworth, WD3 1FX

## Summary

|                |                                                          |
|----------------|----------------------------------------------------------|
| Available Size | 7,000 sq ft                                              |
| Rent           | £20 per sq ft Seeking rental offers in excess of £20 spf |
| Rates Payable  | To be assessed                                           |
| Service Charge | To be assessed                                           |
| VAT            | Applicable                                               |
| EPC Rating     | To be assessed                                           |

## Description

Rare large-format leisure opportunity with approximately 7,000 sq ft with parking available at nearby Waitrose.

Drake House presents a compelling opportunity for a gym, fitness or wellness operator to establish a prominent new facility in the heart of Rickmansworth, an affluent and well-connected Hertfordshire commuter town.

The principal attraction is the approximately 7,000 sq ft Car Park Level -1, providing a substantial and predominantly open floorplate with the flexibility to create a modern, purpose-designed fitness facility. The space is complemented by extensive on-site car parking and secure gated vehicular access from Homestead Road, offering the convenience and accessibility that are particularly important to modern gym operators.

The scale of the accommodation provides the opportunity to accommodate a comprehensive fitness offer, potentially incorporating cardiovascular and strength-training areas, free weights, functional training, studios, changing facilities, reception and ancillary accommodation, subject to the necessary consents.

## Location

Drake House is prominently situated on the corner of Chorleywood Road (A404) and Rectory Road/Park Road (A412), a short walk north of Rickmansworth town centre. Rickmansworth is a sought-after Hertfordshire market town, offering an excellent range of shops, restaurants and amenities, with extensive open countryside and waterways close by. Waitrose is located immediately adjacent to the east.

The building is exceptionally well served by public transport, with Rickmansworth Station approximately 150 metres away providing Chiltern Railways services to London Marylebone and Metropolitan Line services into central London. Junction 18 of the M25 lies 3.1 kilometres to the south-east, giving easy access to the M1 and M40.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft | sq m   | Availability |
|--------------|-------|--------|--------------|
| Lower Ground | 7,000 | 650.32 | Available    |
| Total        | 7,000 | 650.32 |              |

## Terms

Available on a new lease direct from the landlord. Offers in excess of £20 psf



## Get in touch



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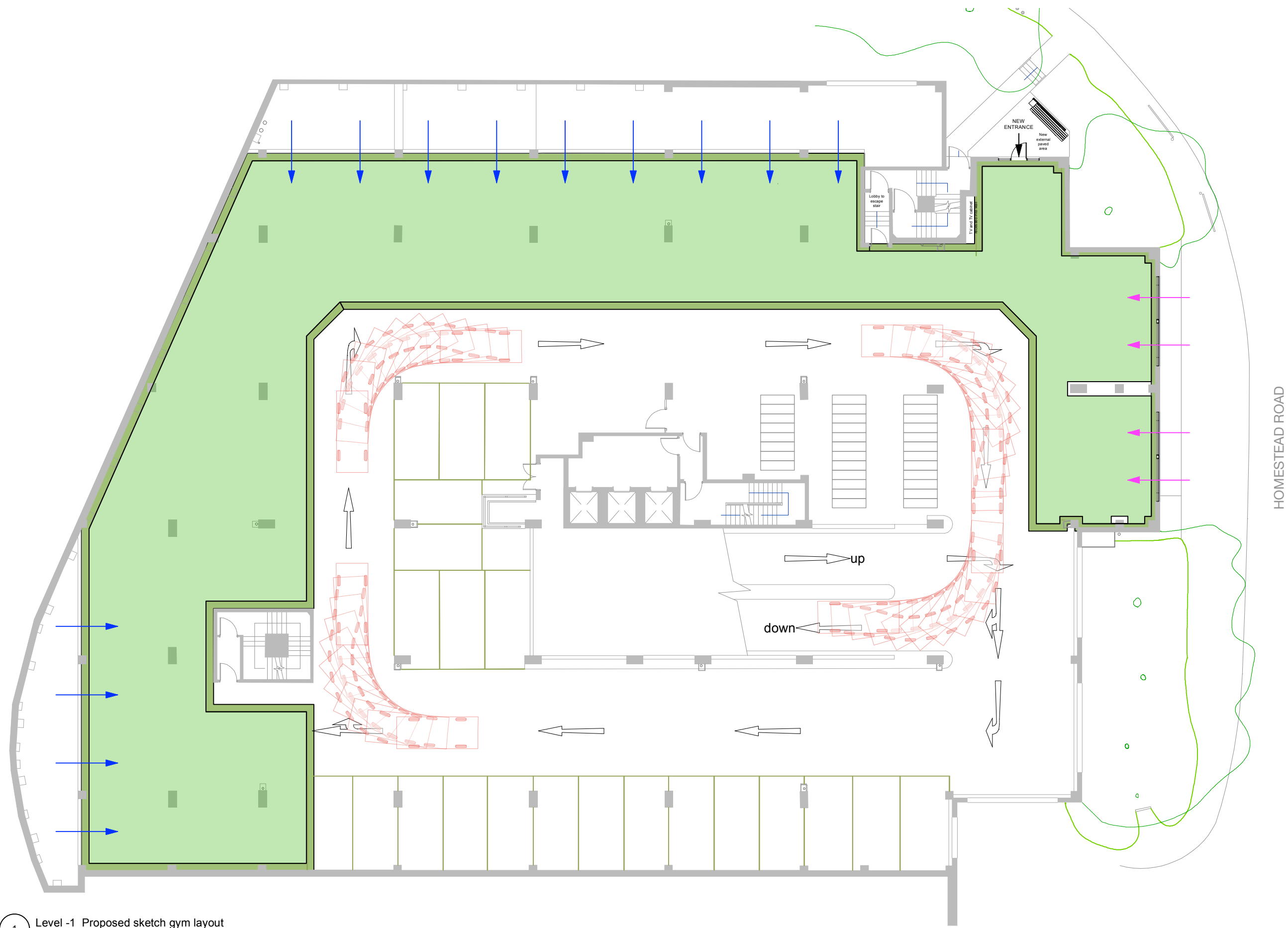


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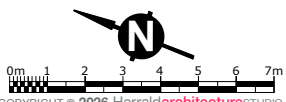
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HOMESTEAD ROAD

1 Level -1 Proposed sketch gym layout  
Scale: 1:200

|                                |  |                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                        |  |                                                                                                |  |                                                                                                                  |  |                                                                                                                                        |  |                                                                                    |  |                      |  |
|--------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|----------------------|--|
| <b>DRAWING STATUS</b><br>A1/A3 |  | <b>GENERAL NOTES</b><br>1. These drawings are for planning purposes only<br>2. Any discrepancies found between this drawing and other documents should be referred immediately to the consultants<br>3. This drawing should be removed from currency immediately a revised version is issued<br>4. This drawing is copyright<br>5. All dimensions in mm's |  |  Gym: circa 650 sqm |  |  Entrance |  |  Window onto Homestead Road |  |  Daylight from lightwell (one floor below ground) |  |  |  | <b>Information</b>   |  |
| <b>REV</b>                     |  | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                        |  | <b>DATE</b>                                                                                            |  | <b>NAME</b>                                                                                    |  | <b>PROJECT TITLE</b><br>Drake House<br>Homestead Road<br>Rickmansworth<br>Hertfordshire WD3 1FW                  |  | <b>DRAWING TITLE</b><br>Level -1: Proposed Office<br>Sketch Gym Plan                                                                   |  | <b>DRAWN</b><br>GH                                                                 |  | <b>CHECKED</b><br>SA |  |
| <b>DATE</b><br>08/08/2025      |  | <b>SCALE</b><br>1:200@A3                                                                                                                                                                                                                                                                                                                                  |  | <b>JOB NO.</b><br>804                                                                                  |  | <b>DRAWING NO.</b><br>3220                                                                     |  | <b>REV.</b><br>SK-1                                                                                              |  |                                                                                                                                        |  |                                                                                    |  |                      |  |