



Church Lane | Cheshunt | EN8 0DW

£4,900 Per Annum

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A self-contained basement OFFICE SUITE TO LET within this handsome Grade II Listed property. Approx. 40 sq/m £100 per sq/m (425 sq ft @ £9.40 per sq/f) £4,000PA exclusive. DEPOSIT is equal to a quarter years rent (£1,000.00).

Open plan office, with defined/divided work zones. WC/staff area and 1 x parking space. Within walking distance of the High Street in Cheshunt with access to the A10. Gas central heating.

The building is occupied by several offices and billing for communal services and utilities are apportioned on a pro-rata, in arrears basis. DOES NOT INCLUDE ANY BUSINESS RATES THAT MAY APPLY

Fees apply

** Additional office space in main building offered with the basement at a preferential rate. Please ask agent for details



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

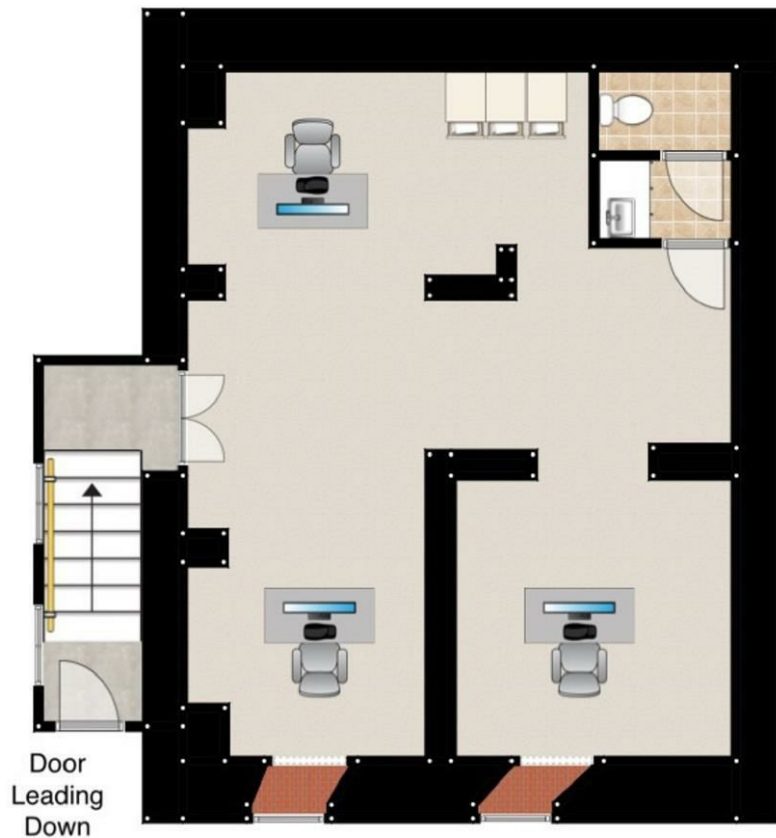
HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



Church Lane Cheshunt



Shepherds
Property Sales & Lettings

This floor plan is for guidance only
and may not be accurate
Shepherds have added furnishings
as a visual guide only



Own front door

Basement Office / Storage
24'10" x 19'9" overall

Exterior

1 x Parking Space

All measurements are
approximate

Agent Fee & tenancy charges
apply

- Office Space
- Gas Central Heating
- Parking Space
- Split into Distinctive Work Areas
- The Price is Exclusive

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.

