



High Street | Cheshunt | EN8 0BY

£1,100



First Floor Offices TO LET in this fine Grade II Listed building

Entry is via ground floor communal entry. Access via stairs to first floor. Security Alarm system

The offices offer 2 ample open plan offices, with separate kitchenette & WC. The offices are arranged either side of the central staircase. (approx. 655sq ft).

Lease terms flexible, minimum contract 12 months.

Rent £1100.00 per month P.A.X - excluding business rates, all bills & utilities.

Additional costs - Pro-rata contribution to communal / property: cleaning, alarm system, insurance & maintenance apply (please ask for details).

In-going tenant pays costs related to taking the lease. Ask agent for details.

**** Optional office space available - ask for details ****



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Property Sales & Lettings

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Sales: 01992 637351

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cheshunt@shepherdsestates.co.uk

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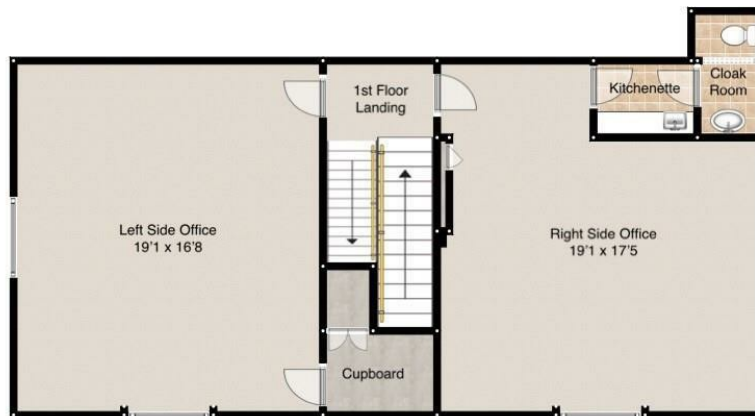
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

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enquiries@shepherdsestates.co.uk

1st Floor Hope House, Cheshunt, EN8



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Main ground floor entry

Stairs to first floor

Right side office
19'1 x 17'5

Kitchenette

Cloakroom

Left Side Office
19'1 x 16'8

IT & Storage room

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.

