



Church Lane | Cheshunt | EN8 0DW

£5,000 Per Annum



Ground floor offices to let in a beautiful Grade II Listed Building.

Approx 28 sq/m (300 sq/f) @ approx., £16.67 sq/f) £5,000 PA exclusive. DEPOSIT is equal to a quarter years rent (£1,250.00) minimum and subject to change, depending on references / new- start-ups.

The offices are comprised of 2 interlinked rooms arranged on the ground floor which is within walking distance of the High Street, Cheshunt. Centrally located with direct access to the A10 link road, 15 minute walk to BR station and all local amenities. 1 x off street parking space. Communal facilities include: shared toilets, and kitchenette. Gas central heating. [Offices marked A & B on the floor plan].

Short Term Leases Available.

Excluding utility and communal charges, billed pro-rata in arrears. Excluding BUSINESS RATES (if applicable) Valuation Office Rateable value £3,600Per annum (this is not the business rate. Fees apply. Viewings by appointment only.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

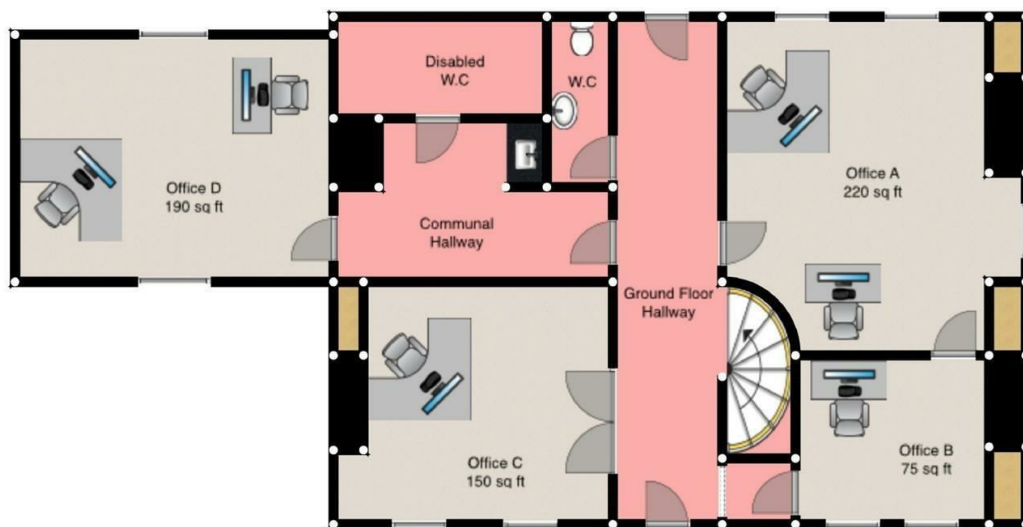
HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



Ground Floor Hatton House



Shepherds
Property Sales & Lettings



** denotes communal areas



Front Entrance Hall
Communal

Two Ground interlinked
offices
17'3" x 15'0" overall

Shared use of restroom and a
Disabled toilet

Shared us of Kitchenette

Exterior

1 x Parking Space

All measurements
approximate

Agent Fee & Tenancy costs
apply

- Available immediately
- Gas Central heating
- Parking
- Shared Facilities
- Additional offices available

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.

