

# Cuffley, Hertfordshire

(between Potters Bar and Waltham Cross)

## To Let

### A New Office Opportunity

**2,570 – 25,144 Sq Ft (Net) Approx.**

- Flexible range of accommodation options tailored to individual requirements
- Next to Station (Kings Cross – 30 minutes)
- Town Centre amenities
- Possible Freehold



D8161.6 (VA)  
O46-4



Cuffley Place

## CUFFLEY PLACE, SOPERS ROAD, CUFFLEY POTTERS BAR, HERTS EN6 4SG

### CUFFLEY

Cuffley is an attractive and sought after residential location located between Potters Bar and Cheshunt with a railway station serving Kings Cross / St Pancras. It has a shopping centre with all day to day services, excellent communications and is within a short distance of the adjoining centres of Potters Bar, Enfield Waltham Cross, Cheshunt, Hoddesdon and Hatfield.

### LOCATION

The business area is in the centre of the town next to the town centre and station where the property is prominently located.

### DESCRIPTION

A modern three-storey office building plus a lower ground floor which is currently a restaurant facility.

The accommodation is being progressively refitted inside to include services and finishes.

Its laid out in two wings with main front entrance and staircase and toilet facilities at the front middle and rear.

A range of fit-out and size options are available.

The top floor is currently fitted out as fully specified serviced small and medium size office suites. Suite size requirements can be accommodated from approximately 2,570 sq ft upwards.

### FLOOR AREAS

Lower Ground Floor	2,570 sq ft
Ground Floor	7,237 sq ft
First Floor	7,340 sq ft
Second Floor	<u>7,698</u> sq ft
<b>Total</b>	<b>24,775 sq ft</b>

### CAR PARKING

52 spaces plus other car parking adjoining.

### RATEABLE VALUE

According to the VOA website the rateable value for the whole property is £143,000 and would be subdivided according to the individual suite size. Annual amount payable up to 31/03/2022 51.2%.

### LEASE

Available as a whole or in part on a new lease for a term to be agreed.

There will be a service charge to cover the repair and maintenance of the exterior structure and common parts which will be undertaken directly by the landlord.

### AVAILABILITY

At an early date to be agreed.

### INSPECTION

For further information please contact Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) of Davies & Co or telephone 01707 274237.

### NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate D (82)

D8210.2  
O46-4 (VA)