



Unit 5 Fairways, New River Trading Estate, Cheshunt, Waltham Cross, Herts, EN8 0NJ



- Prominent location opposite Brookfield Retail Park
- Easily accessed via the A10
- Approximately 2 and a half miles north of the M25
- 817 ft² (75.9 m²) total useable space
- Suitable for storage and office uses



Location

Cheshunt is in the Broxbourne district of Hertfordshire with a population of approximately 50,000 people. The town offers good transport links southbound via the A10 to the M25 and London, or the northbound access to the M11 and A1.

Property

The property is situated on the New River Trading Estate located in a highly prominent trading position adjacent Brookfield Retail Park and Tesco Extra. The industrial estate is due to be demolished in 2025 to facilitate the new Brookfield Riverside development meaning tenancies will be short term.

Accommodation

The current accommodation comprises:

Accommodation	Size ft ²	Size m ²
Ground floor	507	47.1
Mezzanine	310	28.8
Totals	817	75.9

Please note, the accommodation is subject to a formal measurement survey.

Services

We understand the property benefits from mains water, electricity and both water and foul drainage.

Planning

The property has previously been used for mixed uses including Sui Generis and Class E (Commercial). Please rely on your own investigations into the property's planning history to satisfy your queries as to its suitability for other uses.

Business Rates

From a look into the VOA website, we can see the building is rated as follows:

Accommodation	RV
Unit 5	£9,600

Please note, for rateable values under £51,000, the Small Business Rate Multiplier is 49.9p in the £.

EPC

E:117

Terms

Annual rent:	£10,000 pax + VAT
Rent deposit:	£2,500 + VAT and to be paid in advance
Service charge:	Est £110 (A fair proportion of annual expenditure)
Repairs:	Tenant to repair/maintain
Business rates:	Payable by tenant

Legal

Each party to bear their own legal costs.

VAT

The property has not been opted for tax and as such VAT will not be applicable on the price/rent.

Contact Details

For viewings or further information, please contact:

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