



8 Regent Gate

83 High Street, Waltham Cross, EN8 7AF

Office space over 3 floors

1,951 sq ft
(181.25 sq m)

- To be refurbished
- 5 car parking spaces
- LED lighting to be fitted throughout
- Allocated and public car parking available
- Self contained

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Summary

Available Size	1,951 sq ft
Rent	£30,000.00 per annum
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £27,500 from the 1st of April 2023. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year as we understand transitional relief may be available.
Service Charge	To be confirmed
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - self contained office	1,951	181.25
Total	1,951	181.25

Description

Regent Gate is a modern brick built office development in an attractive courtyard setting built in approximately 1990.

The accommodation is on three floors and provides modern open plan offices with suspended ceilings, LED lighting (to be fitted) and three compartment under floor trunking. Five car-parking spaces will be demised.

Location

Waltham Cross is located at the junction of the A10 and M25 Orbital Motorway (Junction 25). The property is situated off a non-pedestrianised area of the High Street, giving almost direct access to Junction 25 of the M25.

Waltham Cross is a popular town, which benefits from two British Rail stations serving London's Liverpool Street, and numerous bus routes. The road links have been further enhanced by the Cheshunt Relief Road located at the northern end of the High Street.

Terms

The property is available to let on a new fully repairing and insuring lease for a terms of years to be agreed.



Viewing & Further Information



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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

- "Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
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 - (vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 10/05/2024