



PLEASE NOTE: The Landlords are not obliged to accept any offers and will make their choice of tenant based on the suitability of the applicants, their financial status and the trade/business that is proposed. We will be pleased to answer any questions and look forward to your call.

Important Notices:

Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamson Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamson Dace Brown LLP is a limited liability partnership and is registered in England (OC327608), Registered address: 22 Cannon Hill, London, N14 6BY



WILLIAMSON
DACE | BROWN



Springfield House, 99-101 Crossbrook Street, Waltham Cross, Herts, EN8 8JR

- **To be let or sold (Due to Relocation)**
- **Prominent Class E premises with parking**
- **Grade II Listed building**

Prominent grade II listed building with the potential for a variety of uses within Class E or could be suitable for redevelopment., Flexible space with large rear car park. Approx 2,500ft².



Waltham Cross is situated in South East Hertfordshire on the border of the North London Borough of Enfield and Essex. The town provides good links to the A10, M25 and the M11. The property is located within close proximity of Waltham Cross town centre. Theobalds Grove (London Overground) and Waltham Cross (National Rail) stations are close by with regular services to London's Liverpool Street.

The property is accessed directly from the pavement on Crossbrook Street and from the car park at the rear into the entrance foyer with a staircase leading to the first floor. There are suites of varying sizes on each floor, part carpeted and part wooden floors throughout. Plenty of power sockets and telephone points and ample lighting. There are two gas-fired boilers heating each side of the building and there are radiators throughout the offices. Male and Female toilets are located on the ground floor with the male toilet also including a shower. There is a loft room on the second floor.

The rear car park is accessed through a passage located on Crossbrook Street and has parking space for at least 10 cars. Larger cars will struggle to get through this archway. There is an electricity substation owned by UK Power Networks (UKPN) located in the car park, for which UKPN will require access.

Accommodation

(all sizes approximate)

Ground Floor	m ²	ft ²	Second Floor	m ²	ft ²
Meeting Room	21.04	226.47	Loft (RHS)	17.80	191.60
Reception	18.89	203.33	Loft (LHS)	Not accessed.	
Office 1	17.47	188.05			
Office 2	10.33	111.19			
Office 3	33.60	361.67	Total NIA	236.18m²	2542.24ft²
Kitchen	4.49	48.33			
Entrance Hall	13.66	147.04	Rear Yard/Car Park	347.4m²	3,739.41ft²
First Floor	m²	ft²			
Office 4	21.67	233.26			
Office 5	16.65	179.22			
Office 6	7.86	84.61			
Office 7	16.12	173.52			
Office 8	10.82	116.47			
Office 9	10.58	113.88			
Office 10	15.20	163.61			







Terms

A new full repairing and insuring Lease to be offered, subject to contract, on flexible terms at a starting rental of **£45,000 per annum exclusive**.

Alternatively, offers are invited for the sale of the freehold property with vacant possession with a guide price of **£650,000**.

Deposit

If a new lease is entered, a deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references.

References

All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification is also required.

Planning

The property falls within the Borough of Broxbourne and can be used as an office under Class E. All tenants are to satisfy themselves with regard to the Use Class Order.

Business Rates

Rateable Value; £36,250. Applicant to confirm rates payable with East Herts Council.

EPC

Rating E—107

Viewings By appointment only.

Sales, Lettings and Managing Agents

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