



## Church Lane | Cheshunt | EN8 0DW

£8,750 Per Annum



CHOICE of offices to LET in this beautiful Grade II Listed Building, on short / flexible tenancies.

Hatton House 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. Communal facilities include: shared toilets, and kitchenette. Gas central heating, fire and security alarm systems.

1. Top Floor - Occupying the whole of the 2nd floor, this suite of 5 offices, small kitchenette area leading to WC. Approx 640 sq ft / 59.8 sqm. £8750 EXCLUSIVE. 2 x allocated parking spaces.

DEPOSIT is equal to a quarter / 3 months rent (£2,187.50) minimum. Subject to change, depending on references/new- start-ups.

2. Ground floor - 2 inter-linked offices. Approx 28 sq/m (300 sq/f) @ approx., £16.67 sq/f) £5,000 PA EXCLUSIVE. 1 x allocated parking space.

DEPOSIT is equal to a quarter / 3 months rent (£1,250.00) minimum. Subject to change, depending on references/new- start-ups.

Short Term Leases Available.

Both LETS Exclude utilities, communal operating charges & building ins, billed pro-rata in arrears. Excluding BUSINESS RATES, if applicable. Fees apply. Viewings by appointment only.



**Shepherd's**  
Property Sales & Lettings

### CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

### HODDESDON

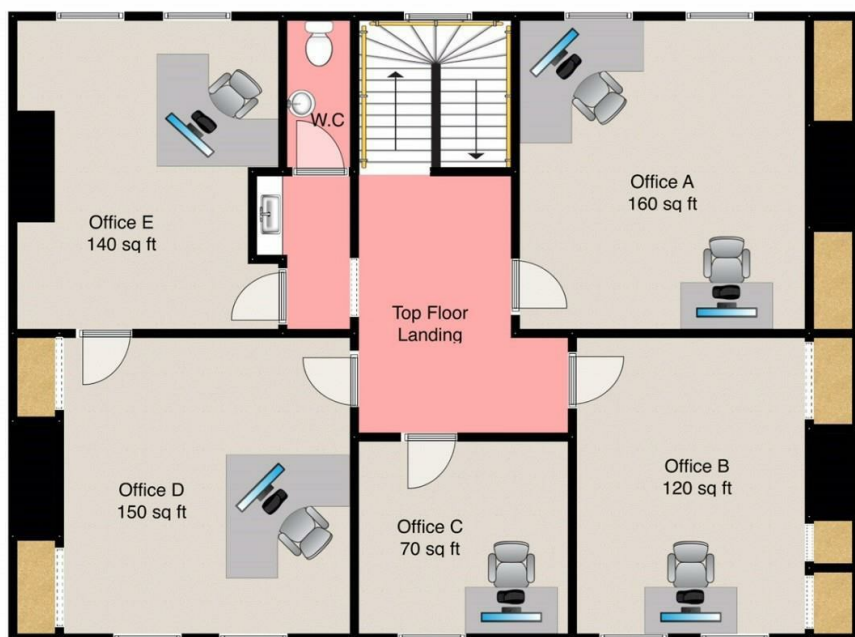
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk





## Hatton House Top Floor

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings which will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or amended without the consent of Shepherds Estate Agents Limited.



\*\* Denotes communal areas



Front Entrance Hall  
Communal

Shared use of restroom and a  
Disabled toilet

Shared us of Kitchenette

Shared staircase to First  
Floor

Offices

Exterior

Parking Spaces

### 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.

All measurements to be  
confirmed when access  
given

Fees & Charges Will Apply

- Top Floor Suite
- Gas Central heating
- Parking
- Shared Facilities
- The Price is Exclusive

