



Church Lane | Cheshunt | EN8 0DW

£8,750












Suite of offices to LET in this beautiful Grade II Listed Building. Flexible terms.

Occupying the whole of the 2nd floor (top floor), this suite of 5 offices, has a kitchenette area leading to private WC. Communal facilities include: additional shared WC's & WC with disabled access and additional kitchenette all located on the ground floor. Gas central heating, fire and security alarm systems.

Hatton House is within walking distance of Cheshunt High Street and local amenities and offers direct access to the A10, with road links to the M25. Cheshunt BR station and the centre of Cheshunt, The Old Pond are within a 10-15 minute walk.

Approx 640 sq ft / 59.8 sqm. £8750 EXCLUSIVE (£2188 per quarter).
2 x allocated parking spaces.

DEPOSIT equal to a quarter/3 months rent (£2,187.50) minimum. Subject to change, depending on references, or if the business is a start-up.

Short Term Leases Available. The LET Exclude utilities, communal operating charges & building ins, billed pro-rata in arrears. Excluding BUSINESS RATES, if applicable.
Administration fee applies. Viewings by appointment only.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

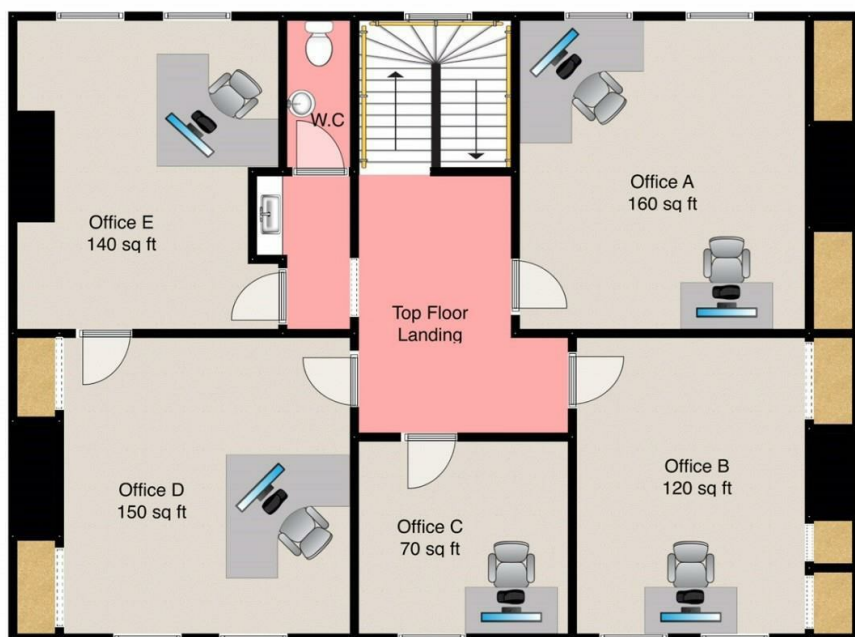
cheshunt@shepherdsestates.co.uk

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

