



## Church Lane | Cheshunt | EN8 0DW

£5,000 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. 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.

2. 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.

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.



**Shepherds**  
Property Sales & Lettings

### CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

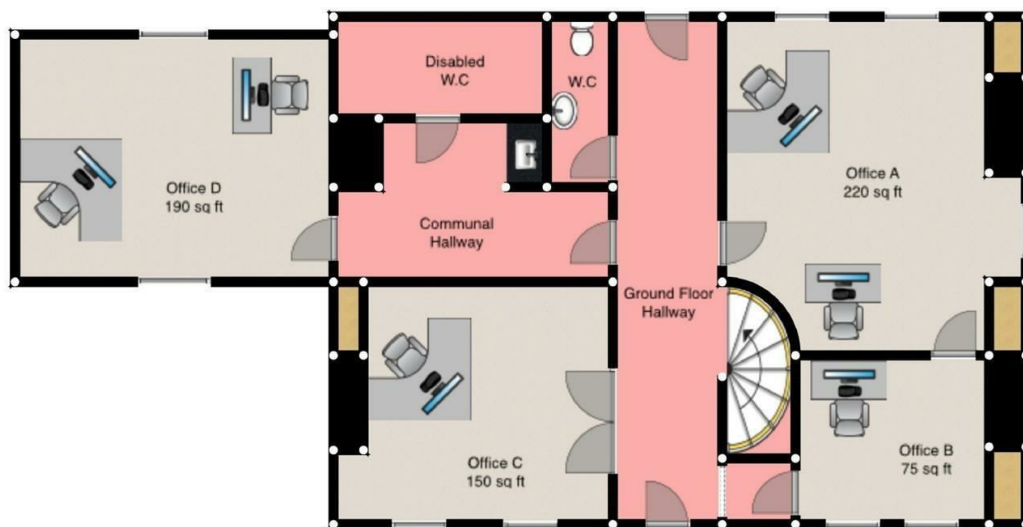
### HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



## Ground Floor Hatton House



**Shepherds**  
Property Sales & Lettings



\*\* denotes communal areas



Front Entrance Hall  
Communal

Two Ground interlinked  
offices  
17'3" x 15'0" overall

Shared use of restroom and a  
Disabled toilet

Shared us of Kitchenette

Exterior

1 x Parking Space

All measurements  
approximate

Agent Fee & Tenancy costs  
apply

- Available immediately
- Gas Central heating
- Parking
- Shared Facilities
- Additional offices available

### 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.

