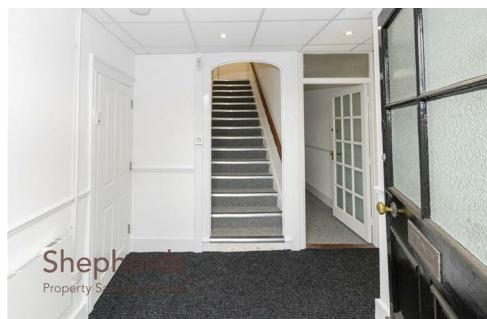




High Street | Cheshunt | EN8 0BY

£1,100



First Floor Offices TO LET in this fine Grade II Listed building

Entry is via ground floor communal entry. Access via stairs to first floor. Security Alarm system

The offices offer 2 ample open plan offices, with separate kitchenette & WC. The offices are arranged either side of the central staircase. (approx. 655sq ft).

Lease terms flexible, minimum contract 12 months.

Rent £1100.00 per month P.A.X - excluding business rates, all bills & utilities.

Additional costs - Pro-rata contribution to communal / property: cleaning, alarm system, insurance & maintenance apply (please ask for details).

In-going tenant pays costs related to taking the lease. Ask agent for details.

** Optional office space available - ask for details **



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

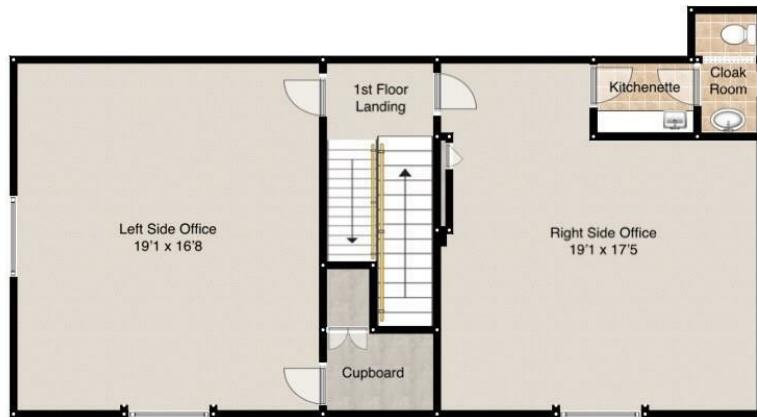
HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

1st Floor
Hope House,
Cheshunt,
EN8



Shepherds
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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Main ground floor entry

Stairs to first floor

Right side office

19'1 x 17'5

Kitchenette

Cloakroom

Left Side Office

19'1 x 16'8

IT & Storage room

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.

