High Street I Cheshunt I EN8 0BY

£700

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Open plan offices TO LET on the High Street CHESHUNT in this Grade II Listed building

Entry is via ground floor main, central door. The offices are arranged over the first floor, and are accessed by a wide, single flight of stairs. The property offers 2 large open plan offices / work space, separated by the central staircase and landing, with separate kitchenette & WC, with IT storage cupboard/hub. (approx. 655sq ft). Minimum 1 x parking space

Lease terms flexible. Minimum contract 12 months.
Rent £800.00 PER MONTH P.A.X - excluding business rates, bills, utilities and landlord insurance.
Additional costs - Pro-rata contribution to communal / property: cleaning, alarm system and maintenance apply to tenancy (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

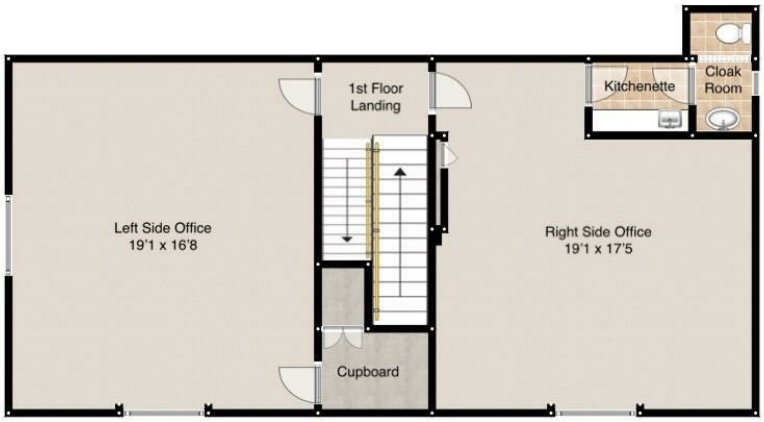
cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

1st Floor
Hope House,
Cheshunt,
EN8



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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.

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