# Crossbrook Street, Waltham Cross, Hertfordshire, EN8

## OIRO £650,000



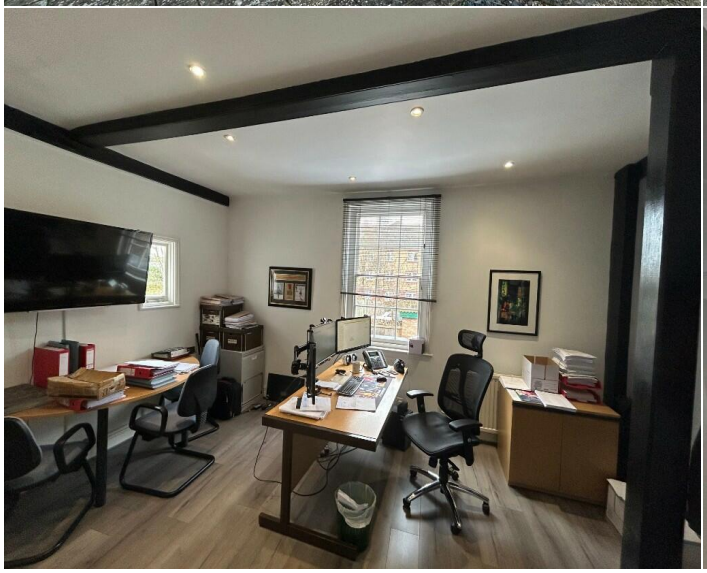

### Full Description

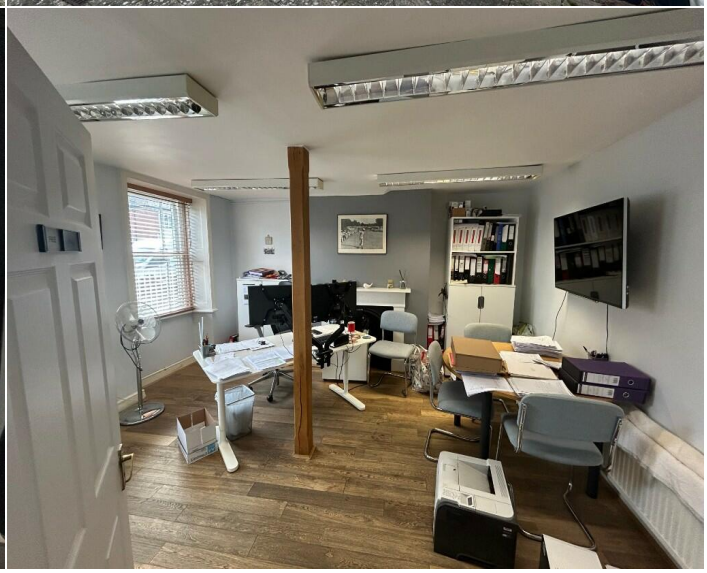
Waltham Cross is situated in South East Hertfordshire on the border of the North London Borough of Enfield and Essex. The town provides good links to the A10, M25 and the M11. The property is located within close proximity of Waltham Cross town centre. Theobalds Grove (London Overground) and Waltham Cross (National Rail) stations are close by with regular services to London's Liverpool Street. The property is accessed directly from the pavement on Crossbrook Street and from the car park at the rear into the entrance foyer with a staircase leading to the first floor. There are suites of varying sizes on each floor, part carpeted and part wooden floors throughout. Plenty of power sockets and telephone points and ample lighting. There are two gas-fired boilers heating each side of the building and there are radiators throughout the offices. Male and Female toilets are located on the ground floor with the male toilet also including a shower. There is a loft room on the second floor. The rear car park is accessed through a passage located on Crossbrook Street and has parking space for at least 10 cars. Larger cars will struggle to get through this archway. There is an electricity substation owned by UK Power

Networks (UKPN) located in the car park, for which UKPN will require access. **Accommodation** (all sizes approximate) Ground Floor m2 ft2 Meeting Room 21.04 226.47 Reception 18.89 203.33 Office 1 17.47 188.05 Office 2 10.33 111.19 Office 3 33.60 361.67 Kitchen 4.49 48.33 Entrance Hall 13.66 147.04 First Floor m2 ft2 Office 4 21.67 233.26 Office 5 16.65 179.22 Office 6 7.86 84.61 Office 7 16.12 173.52 Office 8 10.82 116.47 Office 9 10.58 113.88 Office 10 15.20 163.61 Second Floor m2 ft2 Loft (RHS) 17.80 191.60 Loft (LHS) Not accessed. Total NIA 236.18m2 2542.24ft2 **Rear Yard/Car Park** 347.4m2 3,739.41ft2 **Terms** A new full repairing and insuring Lease to be offered, subject to contract, on flexible terms at a starting rental of £45,000 per annum exclusive. Alternatively, offers are invited for the sale of the freehold property with vacant possession with a guide price of £650,000. **Deposit** If a new lease is entered, a deposit of three to six months rent will be required to be held for the duration of the lease by the landlords managing agent subject to the receipt of satisfactory references. **References** All incoming tenants will be required to provide satisfactory references from their bank, accountant, solicitor and current/previous commercial landlord. Photographic identification is also required. **Planning** The property falls within the Borough of Broxbourne and can be used as an office under Class E. All tenants are to satisfy themselves with regard to the Use Class Order. **Business Rates** Rateable Value; £36,250. Applicant to confirm rates payable with East Herts Council. EPC Rating E-107 Viewings by appointment only.



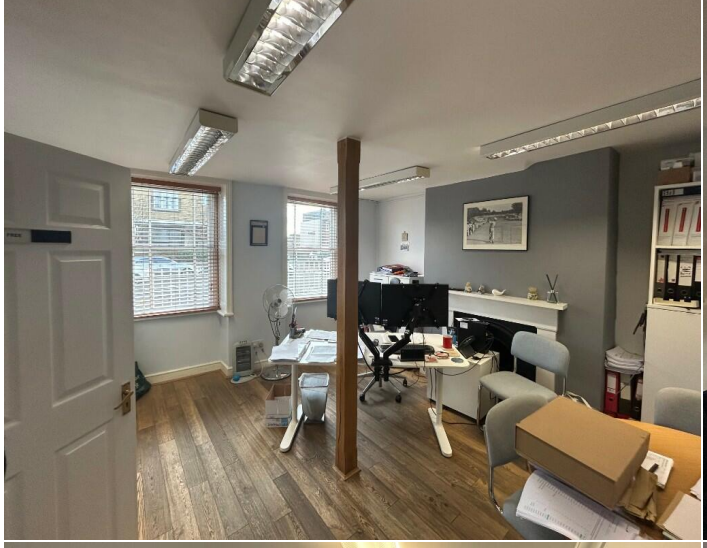


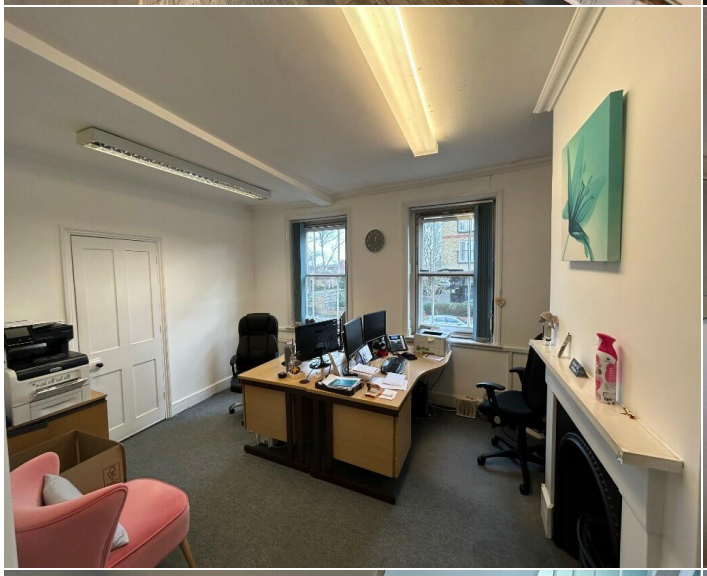
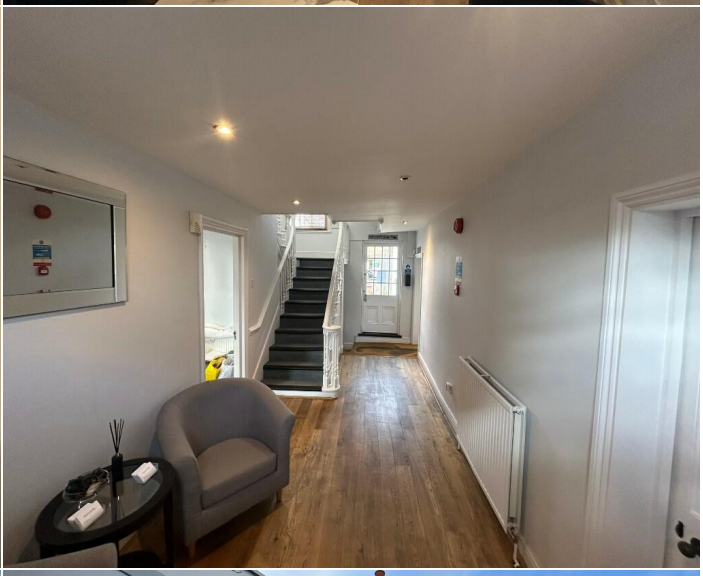
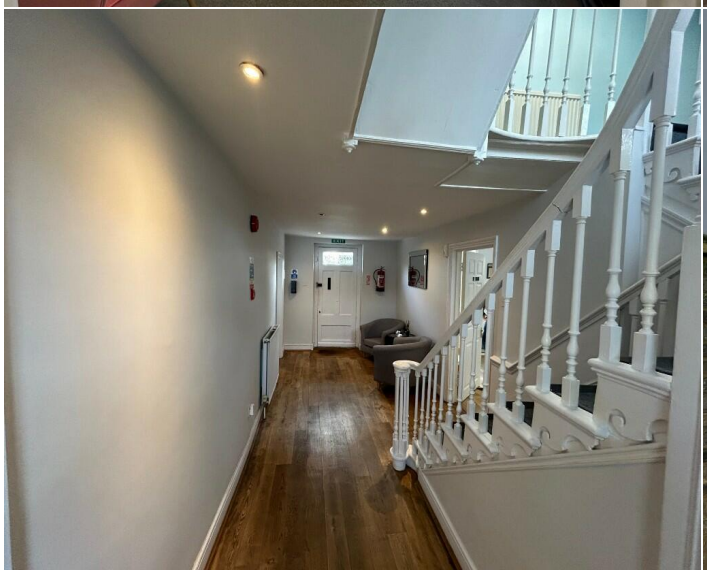




## Contact Us

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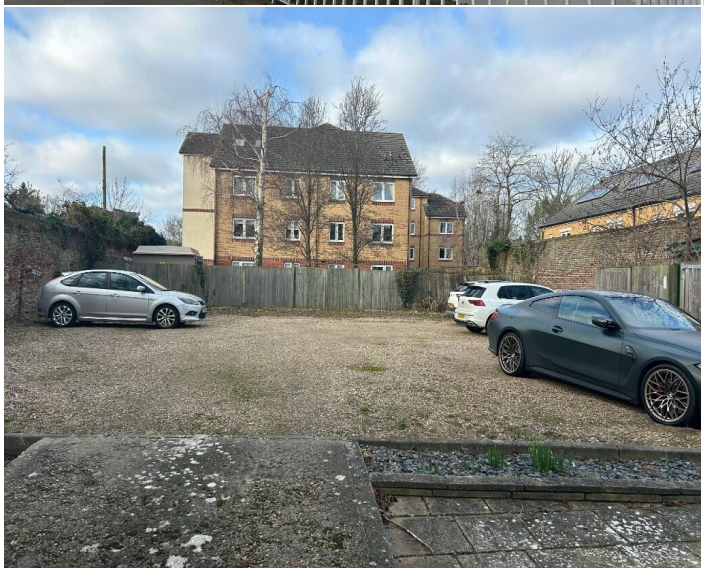



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