

Cuffley Place, Hertfordshire

(between Potters Bar and Waltham Cross)

Davies & Co
Chartered Surveyors
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To Let

A New Office Business Centre

- A superb opportunity for small businesses
- Next to Cuffley Station (Kings Cross)
- Next to Town Centre
- Easy Access to M25



A range of high specification serviced offices from 2 desks

D8193.2
O46-4 (VB)



High Quality Flexible Small Office Suites

CUFFLEY PLACE, SOPERS ROAD

CUFFLEYHERTS EN6 4SG

CUFFLEY

Cuffley is an attractive sought after residential location located between Potters Bar and Cheshunt with a railway station serving Kings Cross / St Pancras. It has a shopping centre with all day to day services, excellent communications and is within a short distance of the adjoining centres of Potters Bar, Enfield Waltham Cross, Cheshunt, Hoddesdon and Hatfield.

LOCATION

The business area is in the centre of the town next to the town centre and station where the property is prominently located.

DESCRIPTION

A three-storey office building.

The property is of modern appearance with car parking on all sides and two additional car parks immediately adjoining. The accommodation is to be progressively refitted into a range of small and medium size office suites and is available on serviced flexible letting.

The accommodation will be fully furnished and fitted out with a comprehensive range of services as to provide effective plug and play accommodation.

- Use of 2 meeting rooms included in the price
- Larger conference room available for use on charged basis
- Reception Desk Service
- Rent is inclusive of all utility bills
- Gym next door
- 24hr access
- Fully Furnished
- Lease line connectivity

OCCUPANCY AGREEMENT

The space is available on a flexible basis inclusive of all property costs.

AVAILABILITY / RENT

Room No	No of desks	Rent per annum
First Floor		
102	10	£22,200.00
Second Floor		
205	3	£6,660.00
206	4	£8,880.00
208	3	£6,660.00
209	4	£8,880.00
210	5	£11,100.00
211	4	£8,880.00

215	4	£8,880.00
217	4	£8,880.00
220	6	£13,320.00
221	4	£8,880.00
225	4	£8,880.00
226	2	£4,440.00
227	4	£8,880.00

Further details on request.

RATEABLE VALUE

The suites are to be separately assessed so businesses not occupying premises elsewhere should benefit from full Small Business Relief.

AVAILABILITY

Please ask for details.

INSPECTION

For further information please contact Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) of Davies & Co or telephone 01707 274237.

NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate D (82)

D8198
O46-4 (VB)