



Second Floor

Albany House, 162-168 High Street, Waltham Cross, EN8 7AW

Office To Let

1,400 to 2,892 sq ft
(130.06 to 268.68 sq m)

- Gas-fired central heating to radiators
- Passenger lift
- Suspended ceilings with diffused lighting
- Male/female and accessible WCs
- 5 car parking spaces
- Additional parking is available close by

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Summary

Available Size	1,400 to 2,892 sq ft
Rent	Rent on Application
Business Rates	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value for the whole is £35,250. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
Service Charge	On application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The premises offer the entire second floor of this attractive three-storey brick clad building, which was erected in 1988.

The premises comprise a pleasant open plan working environment with high levels of natural daylight.

Location

The property is prominently located to the Northern end of the pedestrianised High Street in Waltham Cross.

The building has vehicular access from Monarch's Way (A121), a main arterial route through Waltham Cross and Theobalds Grove rail stations, both serving London's Liverpool Street, are within easy walking distance. Road links are excellent, with Junction 25 of the M25 being within 1 mile.

Terms

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.

Accommodation

The following are approximate Net Internal Areas measured in accordance with RICS Code of Measuring Practice:

Office Suite 1,400 - 2,892 sq ft

Service Charge

On application



Viewing & Further Information



Simon Beeton

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IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition; and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist's impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 09/02/2023