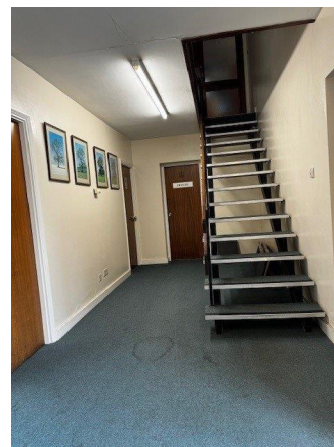


**SUITE C, ESTATE HOUSE, 19A HIGH STREET,
HODDESDON, EN11 8SX**



www.paulwallace.co.uk



TIDY OPEN PLAN OFFICE

524 SQ FT

TO LET

LOCATION:

Estate House stands just off the southern end of Hoddesdon High Street adjacent to the petrol filling station, car showroom and Londis Minimart.

The High Street is just 100 yards or so to the north providing a full range of retail and restaurant facilities.

The rail network is available from both Rye House and Broxbourne, the former within an approximate 10 minute walking distance and providing a London Liverpool Street service via Tottenham Hale with its Victoria Line underground connections.

London Stansted International Airport is accessed from the M11 junction at Bishops Stortford.



DESCRIPTION:

A clean and tidy open plan first floor office capable of receiving tenant partitioning as required.

Maximum dimensions	-	32' x 19'
Total	-	524 sq ft

All dimensions and floor areas are approximate.

- * Shared kitchen facilities
- * Separate male and female toilets
- * Smart ground floor entrance point
- * 1 parking space
- * New floor coverings
- * Lighting
- * To be redecorated

TERMS:

To let on a new lease.

RENT:

£750.00 per calendar month.

VAT:

TBA.

SERVICE CHARGE:

TBA.

EPC:

To follow.

RATEABLE VALUE:

We are advised upon a rateable value of £9,900 with effect 1 April 2023. Interested parties are advised to verify this information at www.voa.gov.uk and further enquire as to the availability of small unit business rate relief as may prevail.

LEGAL COSTS:

Each party are to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through Aaran Forbes or Tracey Gidley at Paul Wallace Commercial on 01992 440744 or aaran@pwco.biz/tracey@pwco.biz.

C4840

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