



## East Wing

Goffs Oak House, Goffs Lane, Goffs Oak, EN7 5BW

### Self contained office building

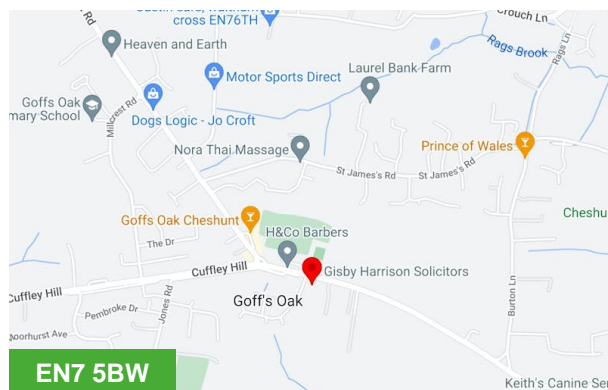
**2,180 sq ft**  
(202.53 sq m)

- Self contained office building
- Gas fired central heating to radiators
- Part air conditioning
- 9 plus car parking spaces
- Courtyard garden

# East Wing, Goffs Oak House, Goffs Lane, Goffs Oak, EN7 5BW

## Summary

<b>Available Size</b>	2,180 sq ft
<b>Rent</b>	£36,000.00 per annum per annum exclusive
<b>Business Rates</b>	According to The Valuation Office Agency website www.voa.gov.uk website, the Rateable Value is £46,000. Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.
<b>Service Charge</b>	Not applicable
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E



## Description

An attractive self contained office building constructed in the early 1990s. The ground floor benefits from 2 principal rooms one of which has been further sub-divided to provide a reception area and private office. At first floor level there is a large open plan office and a subservient office the latter currently used for archive storage. The ground floor further benefits from staff w/c facilities and a fitted kitchen. The Property offers the unusual features of a self contained car park which is fenced and gated and a private rear garden.

## Location

The property is prominently situated on Goffs Lane just to the east of Goffs Oak village centre. The village offers a range of shops, services and eateries including a Post Office. Goffs Oak is situated approximately equidistant between Cheshunt and Cuffley. Bus routes serve Goffs Lane and the nearest station is Cuffley which serves London's Moorgate via Finsbury Park. Road links are excellent, Junction 25 of the M25 being approximately 2 miles in distance.

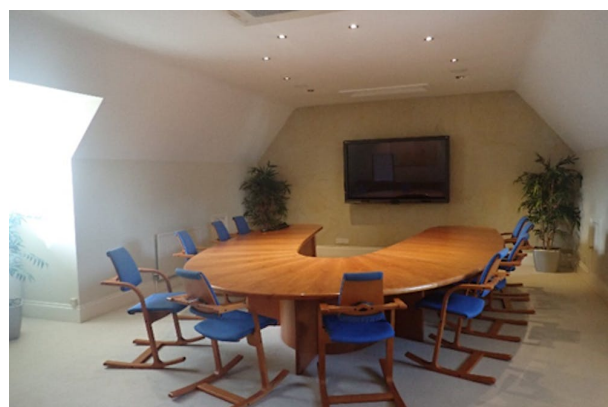
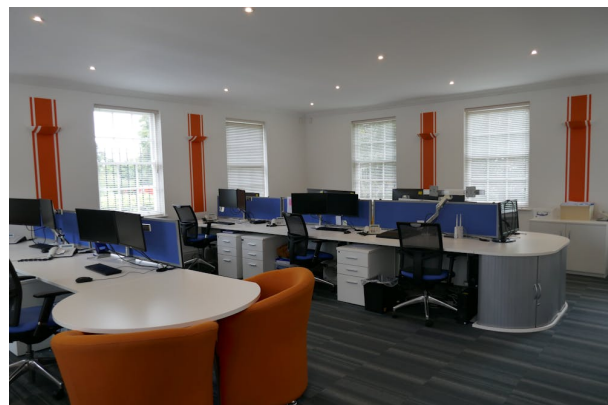
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - floor	1,369	127.18
1st - floor	811	75.34
<b>Total</b>	<b>2,180</b>	<b>202.52</b>

## Terms

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

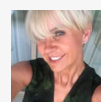


## Viewing & Further Information



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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

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