



Elegant Offices to let with D1 / nursery school use - Cheshunt EN8

The Grange, 97 Crossbrook Street, Cheshunt WALTHAM CROSS EN8 8LY



Online details

20449

Area

Net Internal Area: 355 sq.m. (3,824 sq.ft.)

Rent

£57,500 per annum (approx.
£4,792 monthly) subject to contract

Property Description

The Grange is Grade II Listed being of architectural and historic interest, originally constructed circa 1840 and extended around 1900. The property was tastefully restored approximately 10 years ago to provide attractive and practical offices arranged over three floors. The property has been newly decorated and carpeted.

The property stands in its own private grounds with rear car parking and manicured gardens to the front and rear. The front entrance is imposing with Georgian pilasters and Italian tiled vestibule.

Planning permission was granted on 5th September 2012 granted for change of use to D1 Day Nursery. Please see visit Broxbourne Borough Council planning web pages and search for planning reference 07/12/0563/LB for further information.

- *Planning permission granted for change of use to D1 Day Nursery
- *Gas fired central heating
- *Category 5 cabling & Category 2 lighting
- *Network cabinet available
- *Security alarm
- *Newly decorated and carpeted
- *Vertical window blinds
- *Kitchen facilities
- *Separate male and female toilet with shower
- *Excellent archive storage facility
- *10 car parking spaces



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Accommodation	Area sq.m.	Area sq.ft.	Status
Ground Floor	165.18sq.m.	1777sq.ft.	Five offices, store room, kitchen, shower and toilet facilities
First Floor	110.74sq.m.	1191sq.ft.	Five offices, server room, kitchen and toilet facilities
Second Floor	79.43sq.m.	854sq.ft.	Four offices
Archive Storage	39.02sq.m.	420sq.ft.	Rear outbuildings
10 car parking spaces			

Property Location

The property is located on the west side of Crossbrook Street (B176) on the north corner of Friends Avenue. The Grange lies midway between Cheshunt and Waltham Cross town centres approximately sixteen miles north of Central London.

There are excellent road and rail communications with Theobalds Grove mainline station within short walking distance with frequent services to London Liverpool Street (approximately 40 minutes) via Tottenham Hale (Victoria Line approximately 40 minutes). The Great Cambridge Road A10 is half a mile to the west in turn connecting with Junction 25 of the M25. Stansted & Luton Airports are within approximately 40 minutes drive.

Local and multiple shopping facilities are in proximity.

2010 Rateable Value £34250.00

Estimated Rates Payable £14830 per annum

Service Charge p.a. Nil

Premium Nil

Terms New full repairing and insuring lease on flexible terms. The property is not elected for VAT

Legal Fees: Each party bears own legal fees

Local Authority: Broxbourne Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 27 Apr 2013

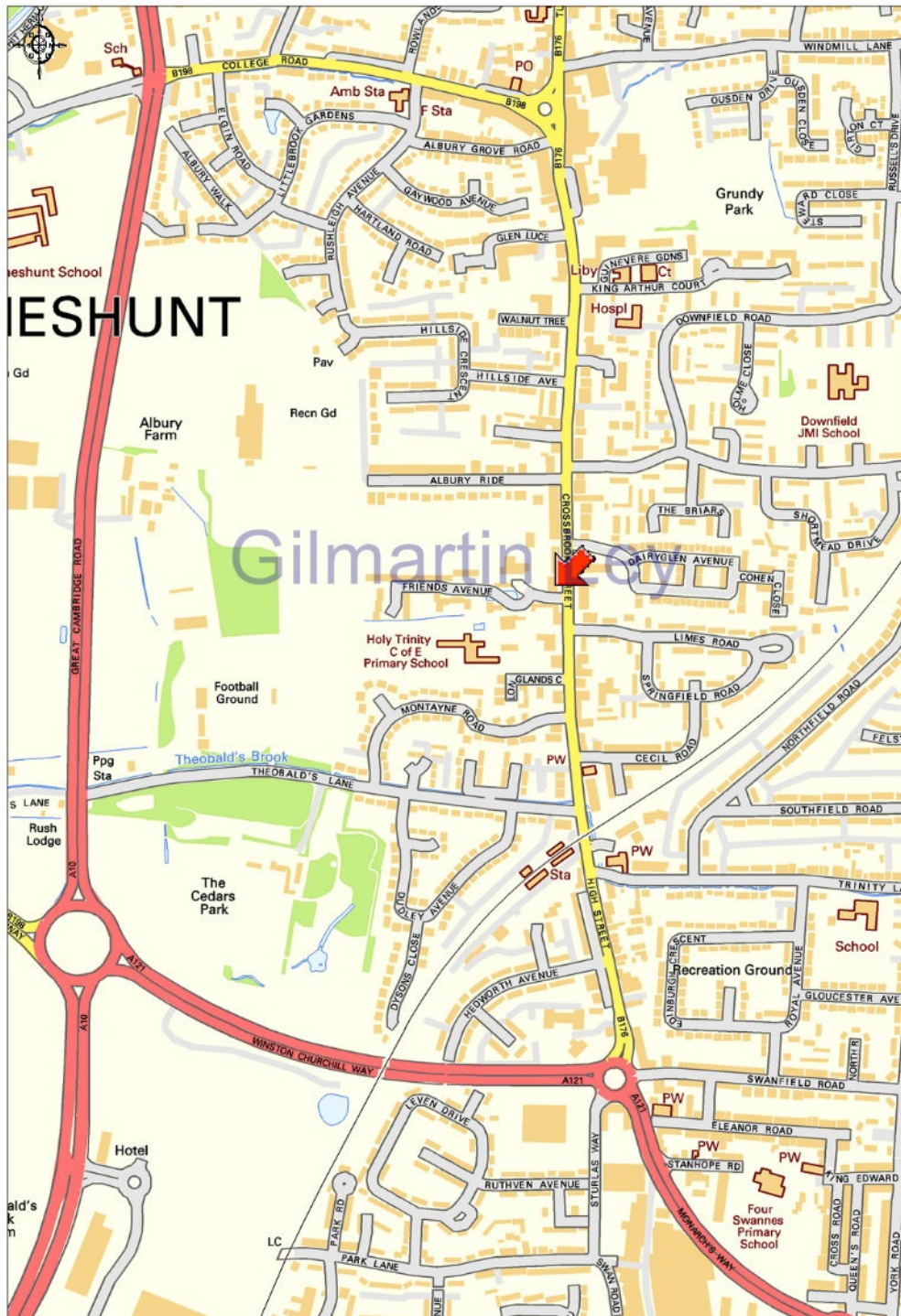
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