

# HANOVER HOUSE

VERY PROMINENTLY LOCATED MODERN OFFICES

TO LET

Hanover House, Queensgate, Britannia Road, Waltham Cross, EN8 7TF



## EXECUTIVE SUMMARY

- Conveniently located 160 yards from Waltham Cross Station
- 9,259 sq ft of modern office accommodation
- £160,000 per annum exclusive

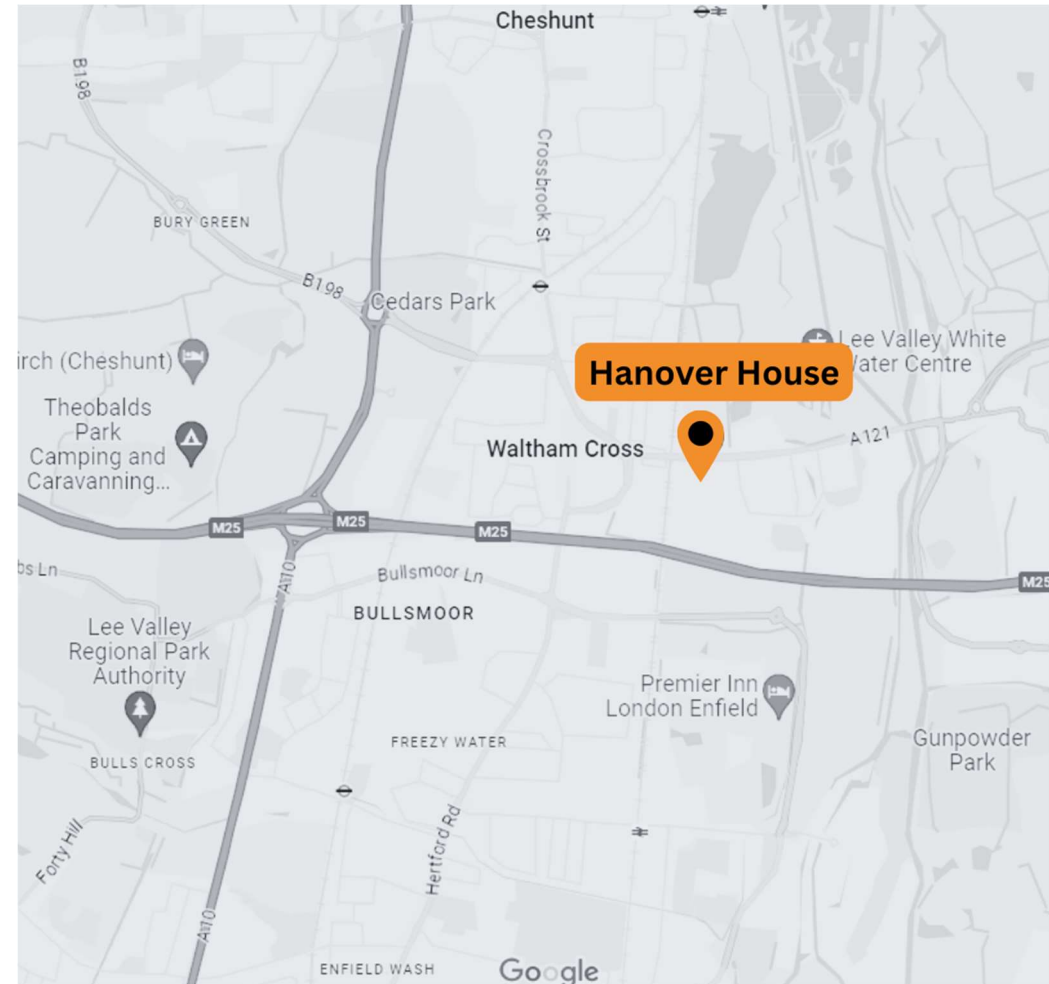


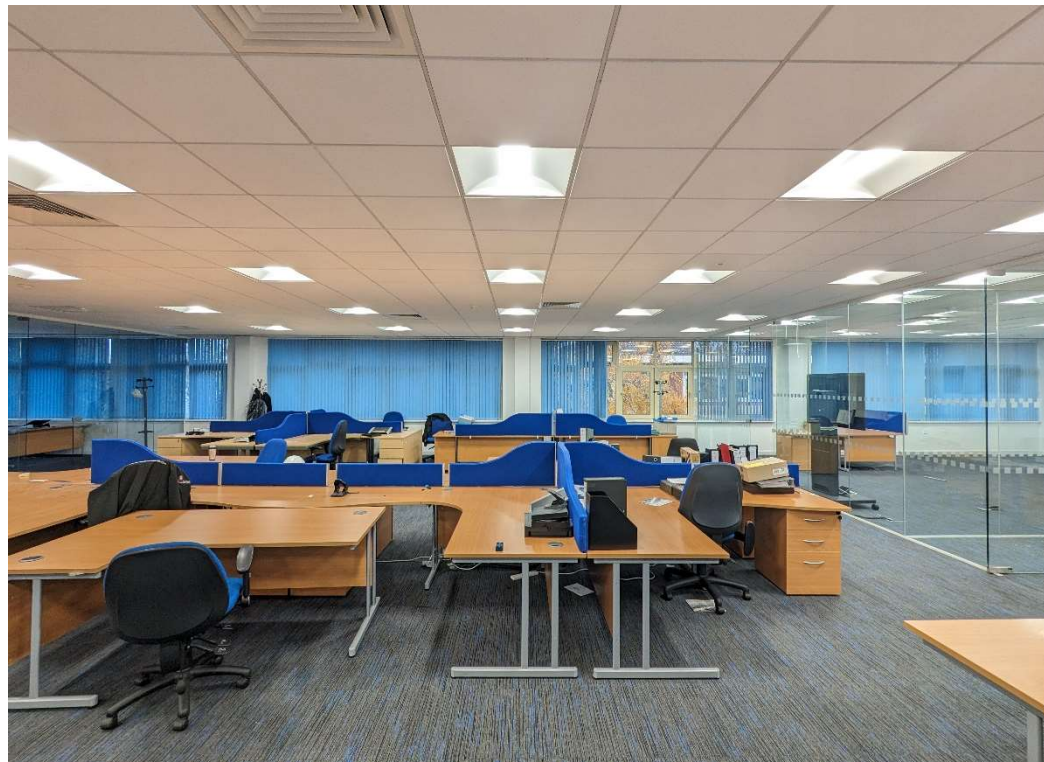
## LOCATION

Hanover House is prominently located being approximately 160 yards from Waltham Cross Station which is on the West Anglia Main Line which serves Liverpool Street in Central London and has easy connections to Stansted Airport and Cambridge. By Road, you are conveniently located 1.12 miles from Junction 25 of the M25 motorway. The A10 is also within a short drive and can provide access into North London or Stansted Airport. Pavilions Shopping Centre which offers an array of shops including Sainsburys and Costa Coffee is approximately 500 yards from the location.

## DESCRIPTION

Located next to Waltham Cross Train Station, we are pleased to be marketing over 9,000sqft of self-contained first floor office space in Hanover House. The space is arranged as mainly open plan with glass portioning on the outer areas on all sides offering a more private area to work or meet. Hanover House itself is a two-storey detached office building situated on the campus of Queensgate which offers secure barrier vehicle entrance/exit system. The first floor is fitted with motion sensor lighting, tile carpeting to most areas, air conditioning and modern W/C facilities. There is also a small kitchenette area located near the entrance. It is worth mentioning that the space is DDA compliant and offers a lift to the first floor.

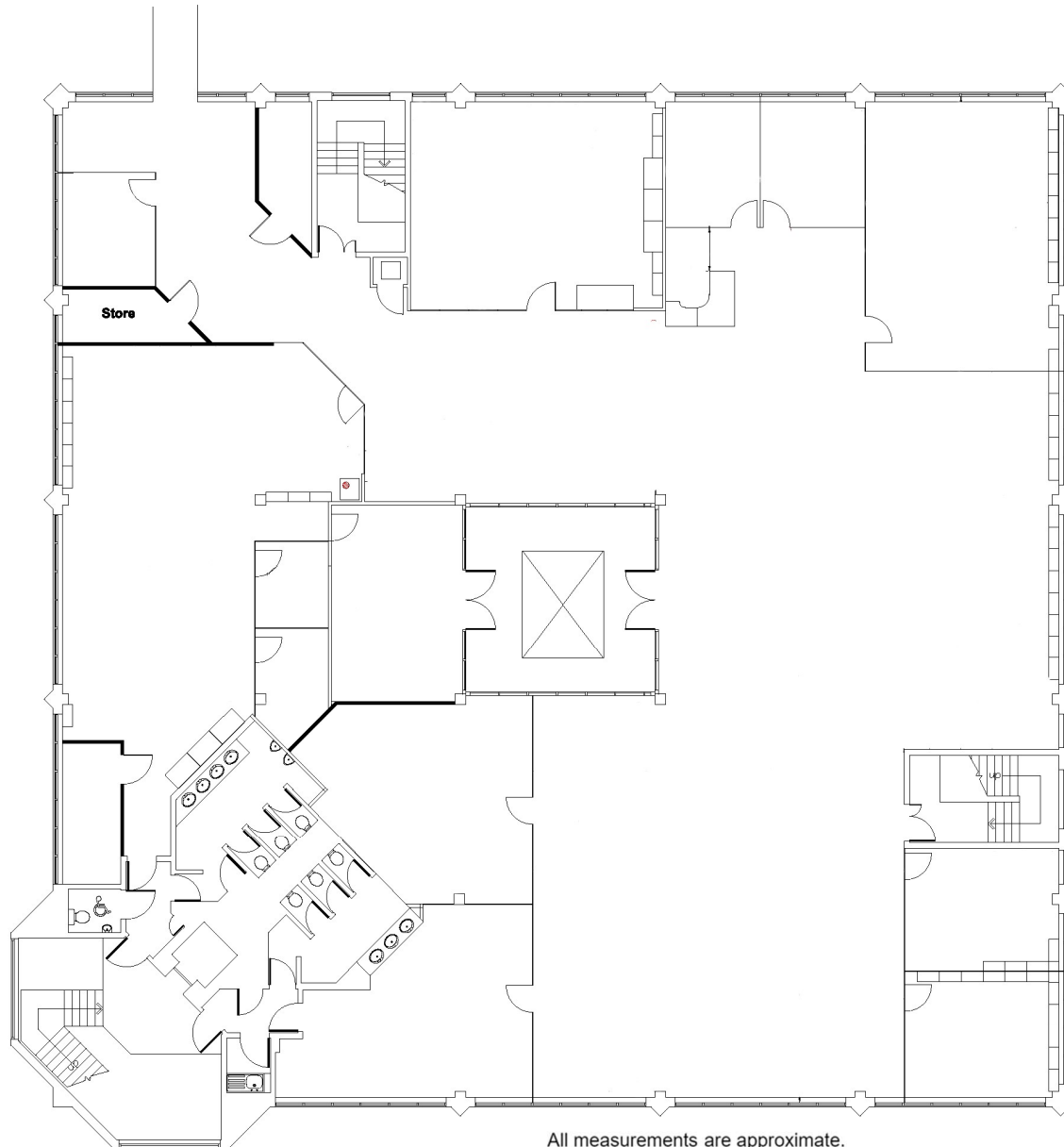




## ACCOMMODATION

Total - 9,259 sq ft approximate NIA (net internal area)

BBK 7



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## TERMS

Sub-lease up to 24th March 2027. New lease may be available subject to Landlord's approval.

## RENT

£160,000 per annum exclusive.

## VAT

We understand that VAT is currently payable on the rent .

## SERVICE CHARGE

Utilities included. Please contact a member of the team for further information.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Hanover House has an EPC rating of C-51.  
Further details are available upon request.

## BUSINESS RATES

Rates payable 23/24 - £63,297

Rates payable should be verified with Broxbourne Council 0845 601 7620

The Misrepresentation Act 1967.

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# PERRY HOLT

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