

# WINDSOR HOUSE

VERY PROMINENTLY LOCATED MEDICAL/OFFICE SUITE

TO LET

Suite 1, Windsor House, Queensgate, Britannia Road, Waltham Cross, EN8 7TF





## EXECUTIVE SUMMARY

- Conveniently located 160 yards from Waltham Cross Station
- 2,729 sq ft of medical/office accommodation
- £17.50 per sq ft per annum exclusive





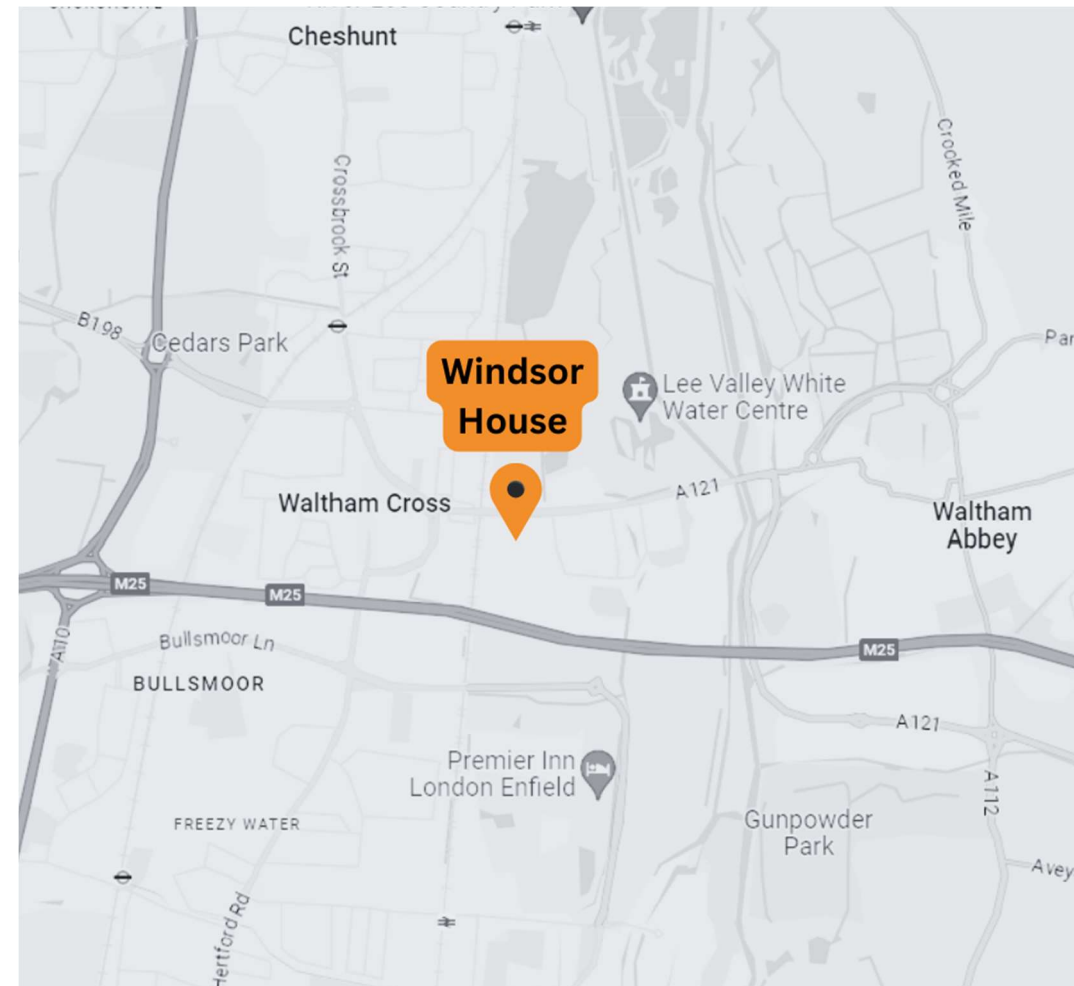
## LOCATION

Windsor 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.

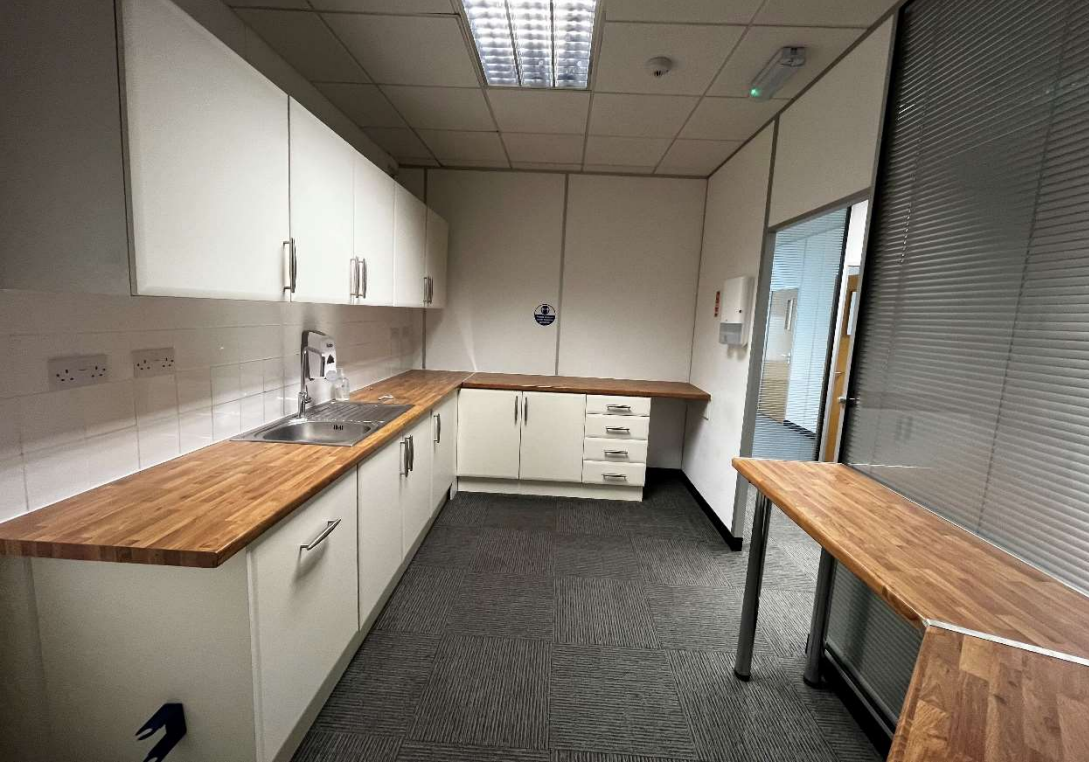


## DESCRIPTION

Windsor House is one of three detached office blocks situated on a privately accessed estate called Queensgate. Windsor House itself comprises of a two-storey detached building which has a video entry and fob system. The accommodation on offer is configured to allow flexibility for an occupier. The premises are accessed via a light and airy double height entrance which leads to the suites and the communal W/C facilities. Both individual suites are fitted with air conditioning ceiling units throughout and all of them offer dual aspect windows providing a large amount of natural light. There are 8-10 car parking spaces available with this suite.



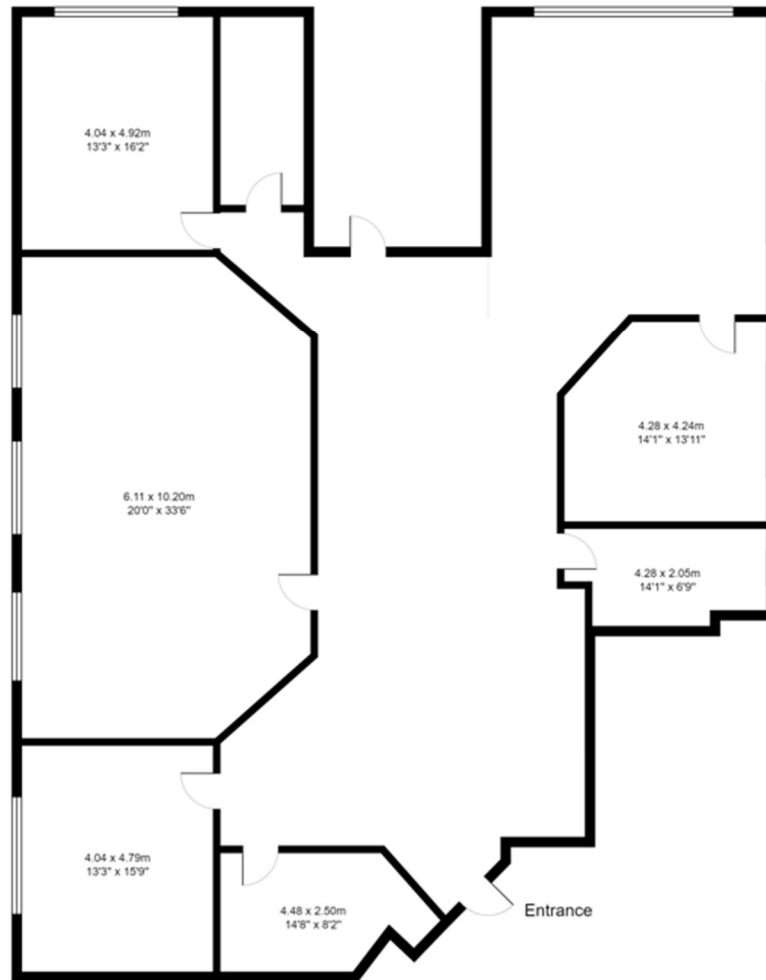




## ACCOMMODATION

Suite 1 - 2,729 sq ft

Approximate NIA (net internal area)



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

A new lease for a term to be agreed with appropriate rent reviews on an effective FRI basis.

## RENT

£17.50 per sq ft 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)

Windsor House has an EPC rating of C-74.  
Further details are available upon request.

## BUSINESS RATES

Suite 1 Rateable value: £44,250. Rates payable 23/24 £28,080.75

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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