

GRADE A OFFICE TO LET

1,827 sq ft | (169.7 sq m)



Wentworth Lodge
Great North Road
Welwyn Garden City
Hertfordshire - AL8 7SR

01707 392080
www.brasierfreeth.com



SUITE 3, BUILDING A, TURNFORD PLACE, CHESHUNT, EN10 6NH

KEY FEATURES

- 9 Car parking spaces (excellent ratio of 1:203 sq.ft)
- Air conditioning
- Secure site
- Suspended ceilings with inset low glare lighting
- Raised Floors
- Passenger Lifts
- Kitchenette
- Carpeted
- Blinds

ACCOMMODATION

	sq ft	sq m
Suite 2	1,827	169.7
(Approximate Net Internal Area)		

DESCRIPTION

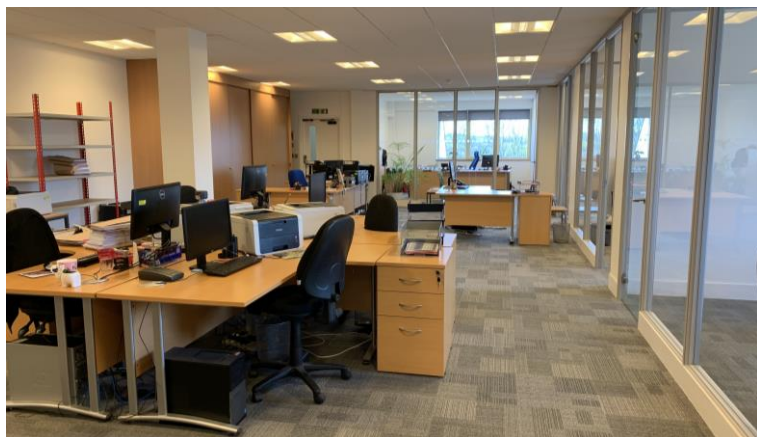
Turnford Place is a prestigious office development set in an attractive landscaped environment.

Existing occupiers include Countryside Properties Plc, Lamex Foods Group and Poupart, Towers Thompson, Bury World Ltd, Frank Warren Promotions.

VIEWING | Strictly by appointment through this office with:

James Oliver
01707 396703
james.oliver@brasierfreeth.com

Jack Woolf
01707 242952
jack.woolf@brasierfreeth.com



LOCATION

Turnford Place is situated adjacent to the A10, providing quick links to south to Central London (17 miles) and is only 3.5 miles from Junction 25 of the M25.

The property is located adjacent to a Marriott Hotel which includes a gym and conferencing facilities. The office is a circa 8 minute walk from Brookfield Retail Park which houses a range of retailing facilities including a Marks & Spencer Next, River Island and Costa Coffee.

Cheshunt Station is approx. 2 miles from the property and provides a regular service to London Liverpool Street in circa 26 minutes.

LEASE TERMS

The suite is offered by way of a sub-lease until January 2020.

Alternatively, the suite is available on a new lease upon terms to be agreed. Details available on application.

SERVICE CHARGE

There is a service charge in respect of the maintenance of the building and site. Details available upon request.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £28,000.

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority – Broxbourne Borough District Council – 01992 785555.

EPC RATING

EPC Rating – D-100

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy

Further information on our services and details of all the properties we are currently marketing are available on our website www.brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



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