



Sanderson
Weatherall

OFFICE SUITES TO LET
1,136/6,909 SQ FT (105.5/641.9 SQ M)



2ND FLOOR, BUILDING A, TURNFORD PLACE, CHESHUNT, EN10 6NH

sw.co.uk



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 Delata/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 retail and foot outlets.

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

Description

Turnford Place is a prestigious office development set in an attractive landscaped environment. Existing occupiers include Countryside Properties Plc, Lamex Foods Group and Berryworld.

The available suites are on the second floor of Building A

Key Features

- Air conditioning
- Suspended ceilings with inset lighting
- Raised Floors
- Passenger Lifts
- Car parking

Accommodation

Accommodation	Floor Area (Approx. NIA)	
	Sq. M	Sq. Ft
Suite 3	102.66	1,105
Suite 4	641.9	6,909

Lease

The suites are available on a new lease(s) direct from the landlord and for a term by arrangement.



Rent

The quoting rent is £24.00 per square foot per annum exclusive of Business Rates and Service Charge

Service Charge

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

EPC Rating

Available on request.



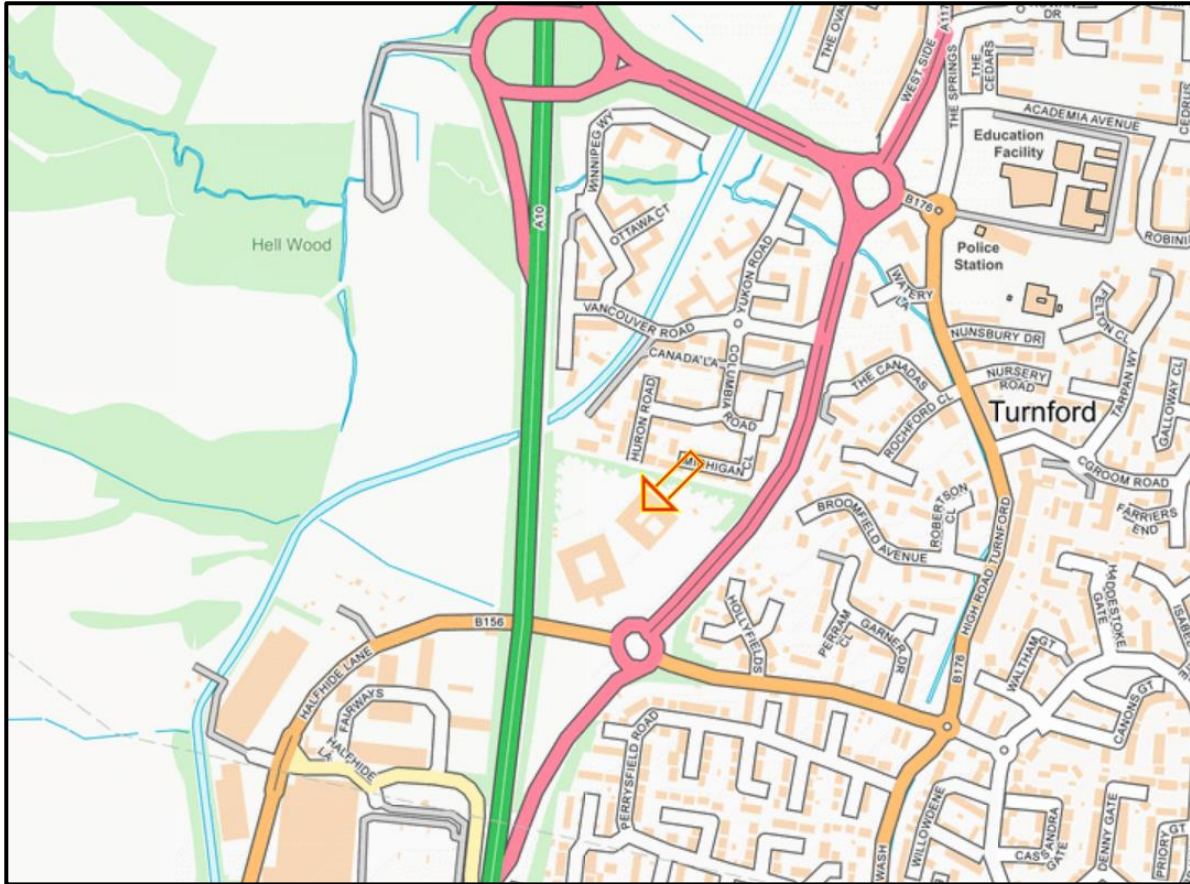
Viewing and further information:

Robert Few

Tel: 020 7851 07710 399116

Email: robert.few@sw.co.uk

**Sanderson Weatherall LLP
First Floor
13 Austin Friars
London
EC2N 2HE**



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

NOVEMBER 2022

**Sanderson
Weatherall**

sw.co.uk