



## DETACHED TWO STOREY BUSINESS BUILDING 6,059 SQ FT

**Rent: £95,000 p.a.**

**Price: £1,250,000 No VAT**

Hobson House  
Sopers Road  
Cuffley  
Hertfordshire  
EN6 4RY

- To be refurbished
- Prominently located
- Parking for 15 vehicles
- A mix of cellular office and training / assembly type accommodation
- Short walking distance to Town Centre and Station

# HOBSON HOUSE, SOPERS ROAD, CUFFLEY, HERTFORDSHIRE, EN6 4RY

## Location

Cuffley is a sought-after residential location in south Hertfordshire between Potters Bar and Cheshunt with easy access to the M25 at Junctions 24 and 25.

The property is located by the entrance to Sopers Road which is next to the town centre.

Cuffley Station, which also adjoins the estate, offers fast electrified service to Finsbury Park and Moorgate.

## Accommodation

A detached, two-storey business building located by the entrance to Sopers Road.

The ground floor is arranged on two levels and has been partitioned to provide a mix of cellular office and training / assembly type accommodation.

There are staircases located at both the front and rear of the building that provide access to the first floor which has also been divided into a range of small and large rooms.

There is a small kitchen on the ground floor and WCs located on each floor.

There is parking for 15 vehicles outside the front and side with the ability to double-park in places.

The property is to be refurbished by the landlord following the expiry of the current lease in June.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	3,050
First Floor	3,009
<b>TOTAL</b>	<b>6,059</b>

## Tenure

Available to let on a new lease for a term to be agreed following completion of landlords refurbishment work. Rent £95,000 per annum.

Alternatively the owners will consider a sale of the freehold interest with vacant possession. Price £1,250,000.

VAT is not payable.

## Business Rates

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £82,000.

Rates payable 55.5% for the y/e 31/03/2026.

## Legal Costs

Each party is responsible for their own legal costs.

## Other Information

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.



For further information please contact Davies & Co on 01707 274237

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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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