



Turnford Place

Great Cambridge Road, Broxbourne, EN10 6NH

High quality office space

6,909 to 16,043 sq ft
(641.87 to 1,490.44 sq m)

- Landscaped entrance
- Extensive parking available
- Due to be refurbished
- Close to major high street retailers
- Gated development with security

London Office
020 8808 2277
london@dww.co.uk

Head Office
01279 620 200
harlow@dww.co.uk

Turnford Place, Great Cambridge Road, Broxbourne, EN10 6NH

Summary

Available Size	6,909 to 16,043 sq ft
Rent	Rent on application
Business Rates	On application
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Turnford Place is an attractive modern pavilion style office development in the style of the William Morris Arts and Crafts movement.

Buildings (A) and (B) are arranged over ground floor and upper floors, grouped around a central courtyard, which has been extensively landscaped to provide an attractive focus to the development.

Each individual suite has an open plan layout, raised floors, kitchen and break out areas, air conditioning, suspended ceilings and separate glass meeting rooms. All of the suites available, can be re configured to suit a modern style working environment and benefit from extensive views over mature trees which surround the development.

Location

Turnford Place is situated immediately to the east of the A10 trunk route on the northern outskirts of Cheshunt, a position that affords exceptional accessibility.

Access to the scheme is via High Road, Turnford (A1170) with the M25 (junction 25) being only two miles to the south via the A10 dual carriageway. Turnford Place is conveniently loacted within a short walk of the Brookfield Centre, which has been recently regenerated where national retailers are represented including, Tescos, Marks & Spencer, Next and Puregym.

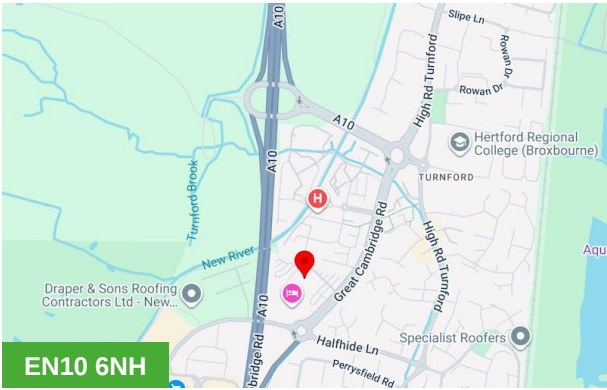
Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m
2nd - Building (A) Suite 4	2nd	6,909	641.87
1st - Building (B) First Floor	1st	8,023	745.36
Total		14,932	1,387.23

Terms

Each suite is available to let on a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



Elizabeth Finch
01279 620 222 | 07375 405 086
ef@dww.co.uk



Simon Beeton
01279 620225 | 07976 523 373
scb@dww.co.uk

IMPORTANT NOTES FOR INTERESTED PARTIES

- Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority
- Rates. Applicants are referred to the Local Billing Authority to satisfy themselves as to their likely rates liability.
- VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).
- Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.
- Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.
- Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.
- Please refer to the misrepresentation clause below

MISREPRESENTATION CLAUSE

"Derrick Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:
(i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
(ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the property in reliance upon them;
(iii) No employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
(iv) All prices quoted in these particulars may be subject to VAT in addition, and
(v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise for any loss arising from the use of, or reliance upon, these particulars;
(vi) All quoting rents, prices and terms are expressed subject to contract;
(vii) In the case of new development or refurbishment, prospective buyers or tenants should not rely on any artist' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Derrick Wade Waters shall have no liability whatsoever concerning variation or discrepancy in connection with such matters." Generated on 10/11/2025