



Borough Offices

Bishop's College, Churchgate, Cheshunt, EN8 9XP

Attractive second floor offices

5,584 sq ft
(518.77 sq m)

- Open plan space
- Excellent car parking
- Good road links
- Landscaped grounds
- Close to Whit Hern Park

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Summary

Available Size	5,584 sq ft
Business Rates	On application
Service Charge	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Bishops College comprises purpose built offices erected during the 1980s. Tenants include, The Home Office, The NHS, Borough of Broxbourne and London Fertility Clinic. The subject offices comprise an open plan format and have recently been redecorated and incorporate a kitchen and 2 private meeting rooms. The suite also benefits from raised floor, gas fired heating to radiators and LED lighting. Externally there is an excellent car parking provision.

Location

The property is situated just west of the A10 the Cambridge Trunk road. As such, road links to the M25, approximately 3 miles to the South, are excellent. Local shops are available close by at Cromwell Avenue and bus routes serve the neighbouring districts. Whit Hern Park is almost adjacent.

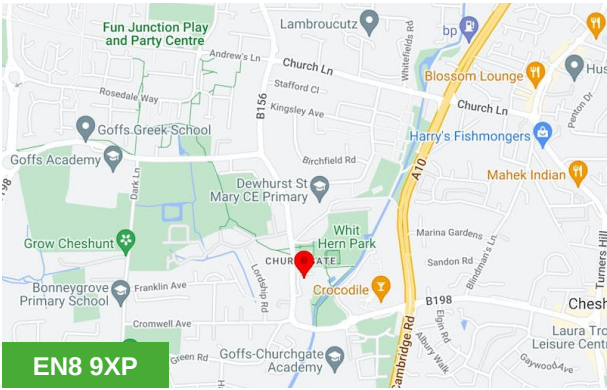
Terms

The property is available on an effectively fully repairing and insuring term. Length of lease to be agreed.

Accommodation

The following are the approximate floor areas measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice.

Second Floor 5,584 sq ft/518.74 sq m



Viewing & Further Information



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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:
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(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 05/11/2025