

WINDSOR HOUSE, QUEENSGATE,
BRITANNIA ROAD, WALTHAM CROSS,
HERTFORDSHIRE EN8 7TF



2,050 to 6,872 sq ft TO LET

Situated in a modern office campus with
generous car parking



For further information please contact:

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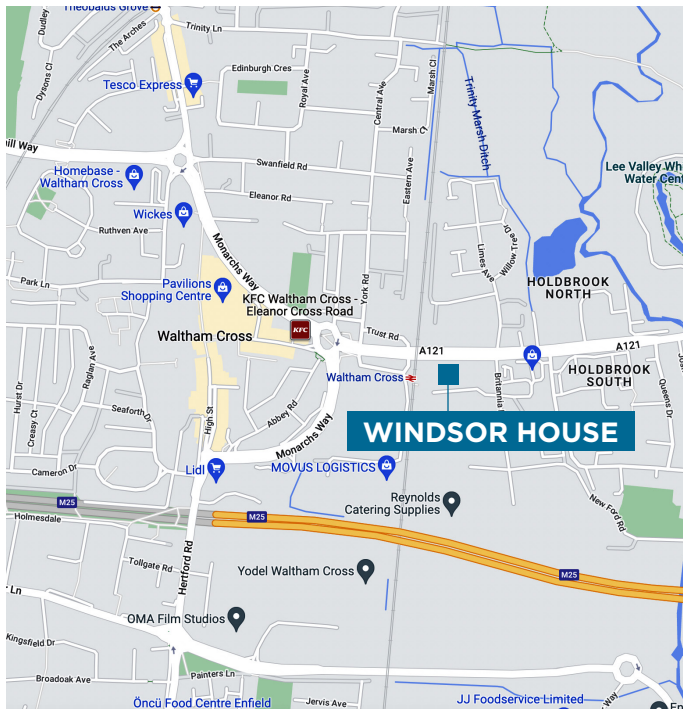
LOCATION

Queensgate is located at the junction on Eleanor Cross Road and Britannia Road just to the east of Waltham Cross town centre, 1.5 miles from junction 25 (A10 intersection) of the M25 motorway. Waltham Cross station is within 300 yards and provides regular services to London Liverpool Street (27 minutes) and Stansted Airport (41 minutes).

DESCRIPTION

Queensgate is a modern campus style development comprising three detached two-storey office buildings with generous on-site parking provision.

The available accommodation comprises part of the ground floor of Windsor House which benefits from excellent natural light and is to be fully refurbished.



SPECIFICATION

- Exposed style air conditioning
- LED lighting
- Raised floors
- Double glazed
- Male & female WC's
- 31 car parking spaces (1:216 sq ft)

AVAILABILITY

Ground floor	sq ft	sq m
Suite 1	2,703	251.2
Suite 2	2,050	190.5
Suite 3	2,119	196.9
Total	6,872	638.6

RENT

£22.50 psf.

SERVICE CHARGE

A service charge is payable in respect of the maintenance of the estate. Details can be provided upon application.

TERMS

The property is available on a new lease from the Landlord for a minimum term of 5 years on an effective FRI basis.

EPC CERTIFICATE

Available on request.

VIEWING

Strictly by appointment through the sole letting agents.

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