



**FOR SALE**

**FREEHOLD OFFICES – 9,695 SQ FT (900.67 SQ M)**

**Station House, 191-195 Windmill Lane, Cheshunt, Hertfordshire, EN8 9AW**

## DESCRIPTION

Station House comprises a modern 3-storey office building almost adjoining Cheshunt rail station. The ground floor has a small, lab/workshop. The first and second floors provide predominantly open plan office.

## LOCATION

The premises are located adjacent to Cheshunt main line rail station with direct trains into London Liverpool Street, Windmill Lane connects with Cheshunt Pond (Town Centre) at the junction of the B176 Turners Hill and A121 College Road less than 800 yards to the west. From here there are virtual immediate A10 connections and subsequent junction 25, M25, connections a further 1 mile to the south.

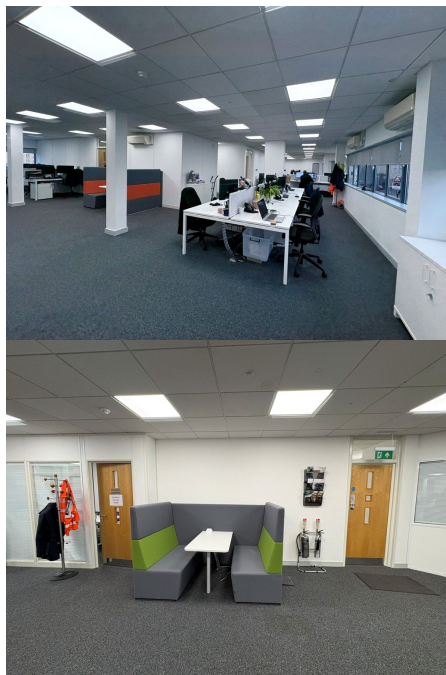
Cheshunt Town Centre offers a full range of retail, leisure and restaurant facilities, whilst the major Brookfield Retail destination hosts Tesco, Marks & Spencer, Five Guys, Sports Direct, New Look, Next, Pure Gym and others.

Cheshunt town centre - 0.35 miles

A10 dual carriageway - 0.75 miles

Brookfield retail centre - 1.75 miles

M25, junction 25 - 2.15 miles



## AMENITIES / OPPORTUNITY

- Suspended ceilings and solid floors on the ground
- air conditioning(not tested)
- Secure car parking for 24 cars
- 8-person passenger lift
- Raised floors on the upper floors
- Large reception area with workshop/lab space on part of the ground floor
- Site area of approx.0.35 acres

## PRICE

Guide of £2 million for the freehold with vacant possession

## RATES

The April 2026 Rateable Value of the property is £122,000.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

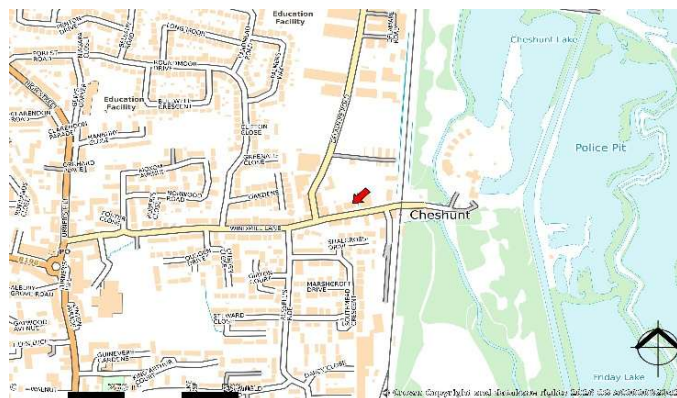
51-75

C

54 C

## ACCOMMODATION (NIA)

|                                 | SQ FT        | SQ M          |
|---------------------------------|--------------|---------------|
| 2nd Floor                       | 3,160        | 293.56        |
| 1st Floor                       | 3,160        | 293.56        |
| Ground Floor (incl Rec and lab) | 3,375        | 313.54        |
| <b>TOTAL</b>                    | <b>9,695</b> | <b>900.66</b> |



## VIEWINGS – 01293 441300

Adam Godfrey

t: 07889 075457

Paul Wallace Commercial- Aaran Forbes

e: agodfrey@shw.co.uk

t: 07802 354754 e: aaran@pwco.biz



SHW Property



SHW Property

MAKING  
PROPERTY  
WORK

SHW.CO.UK