



GILMARTIN LEY

# Attractive Mews Offices To Let - Enfield EN1

New Lease or Licence

**142 St Marks Road,  
Bush Hill Park,  
Enfield, EN1 1BJ**



## Area

Net Internal Area: 101 sq.m. (1,091 sq.ft.)

## Rent

£22,000 per annum (approx.  
£1,833 monthly) subject to  
contract



## Property Description

The offices comprise the ground floor of the original mews building and the ground floor of a recently completed contemporary style rear wing and are available to let as a whole or individually.

The accommodation has excellent natural lighting. The internal finishes are of a high standard including wood strip flooring, double glazing, security alarm and comfort cooling/heating. The suites each have their own toilet and kitchen facilities.

Secure parking is provided for two cars.



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor front	56.39	606	
Ground floor rear	45.03	484	

## Property Location

The subject property is located on the west side of St. Marks Road adjacent to the entrance to Bush Hill Park British Rail Station with frequent services to Liverpool Street (travel time 30 minutes). Retailers in proximity include William Hill Bookmakers and Londis General Store.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Premium**

**Terms** New lease or licence on flexible terms to be agreed.

**Legal Fees:** Both parties' legal fees borne by incoming tenant

**Local Authority:** London Borough of Enfield

**Viewings:** By prior appointment with Gilmartin Ley, telephone 020 8882 0111

**Further information at:** <http://www.gilmartinley.co.uk/properties/18434>

**Last Updated:** 18 May 2009

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