



GILMARTIN LEY

Modern Office Suite To Let - Innova Park, Enfield, EN3

**First Floor, Unit 3 Pavillion
Business Centre
Innova Park, 6 Kinetic
Crescent,
Enfield Lock,
ENFIELD, EN3 7FJ**



Area

Net Internal Area: 101 sq.m. (1,087 sq.ft.)

Rent

£11,000 per annum (approx. £917
monthly) subject to contract

Property Description

A first floor office suite forming part of a self-contained two storey office in a courtyard style working environment.

The offices are finished to a high specification including comfort cooling, disabled toilet on each floor, full access raised floor with inset floor boxes, suspended ceiling with recessed Category II lighting. There are also designated free visitors car parking spaces.





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Accommodation	Area sq.m.	Area sq.ft.	Comments
First floor office space	101.00	1087	
4 car parking spaces			

Property Location

Located within Innova Park to the north-east of Enfield Town centre. Communications are excellent with the A1055 Mollison Avenue, providing access to the M25 motorway (Junction 25) via the A10 dual carriageway, 2 miles to the west. Rail facilities are also represented within walking distance at Enfield Lock Rail Station, which provides a service into London Liverpool Street, having an approximate journey time of 25 minutes.

The Pavillions is located on the 100 acre Innova Park mixed use development with warehousing, offices and leisure occupiers represented on the site. The park houses national operators such as Iceland, BT and Rank, whilst a Premier Travel Inn and restaurant/bar are located within the business Park.

Communications

M25 (Junction 25) 2.0 Miles

A406 (North Circular Road) 5.5 Miles

M1 (Junction 21) 18.0 Miles

Central London 14 Miles

Stansted Airport 28 Miles

Heathrow Airport 45 Miles

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a. £1500.00

Premium

Terms A new full repairing and insuring lease for a term of three years. The tenant's rights of renewal at the end of the term are to be excluded.

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/18920>

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Our ref: 18920

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