



GILMARTIN LEY

# Detached Mews Office / Studio Workshop To Let - Enfield, EN1

**SV House**  
**52E Southbury Road,**  
**Enfield Town,**  
**ENFIELD, EN1 1YB**



## Area

Net Internal Area: 108 sq.m. (1,157 sq.ft.)

## Rent

£13,500 per annum (approx.  
£1,125 monthly) subject to  
contract



## Property Description

The premises comprise a detached self-contained two storey brick built building currently arranged as offices. The ground floor could be used for light industrial purposes.

- > Double glazing
- > Security shutters
- > Air conditioning to first floor
- > Kitchenette
- > Gas central heating
- > CCTV security & alarm
- > Car parking space
- > Enclosed entrance forecourt



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Two storey offices	107.50	1157	

## Property Location

The property is situated in a mews on the north side of Southbury Road (A110) opposite Stanley Road with access approach between the retail units No. 50 'Lumi&egrave;re' and No.52 'Browned Off Beauty & Tanning'.

The Great Cambridge Road (A10) is approximately  $\frac{3}{4}$  of a mile to the east in turn connecting to Junction 25 of the M25. Enfield Town British Rail Station is within short walking distance.

**2010 Rateable Value** £0.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.**

**Premium**

**Terms** New lease on flexible terms.

**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/19161>

**Last Updated:** 15 Jan 2009

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