

# 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**

<image>

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

http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/enfield-town/enfield/en1/19161

Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk

#### *Our ref:* 19161

Tel: +44 (0)20 8882 0111 Fax: +44 (0)20 3137 9053 Email: agency1@gilmartinley.co.uk Twitter: @gilmartinley



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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 'Lumière' and No.52 'Browned Off Beauty & Tanning'.

The Great Cambridge Road (A10) is approximately ¾ 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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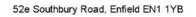
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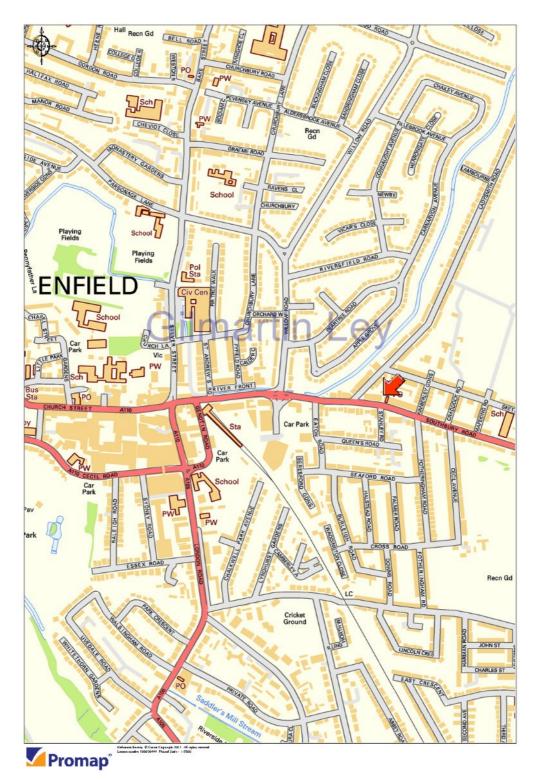
Property Investment and Development Consultants Commercial Estate Agents and Valuers Chartered Surveyors and Estate Managers Property Experts for North London Gilmartin Ley Alfred Imber House, 62a Highgate High Street Highgate, London N6 5HX www.gilmartinley.co.uk

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