

Second Floor Rear, Mitre House, 64 Abbey Road, Bush Hill Park ENFIELD EN1 2RQ



Online details
20973

Area
Net Internal Area: 77 sq.m. (824 sq.ft.)

Rent
Discounted rent for first year only
£9,750 per annum (approx. £812
monthly) subject to contract

Property Description

Second floor offices comprising the rear suite of an attractive 1990's purpose built office development. The suite has been partitioned to form a reception area and three separate offices. The accommodation is available for occupation at the beginning of April 2012 and is finished to a good standard including gas central heating, double glazing, fire alarm, communal kitchen and toilet facilities. The main ground floor entrance lobby has been recently refurbished.

We have been advised that an annual Business Parking Permit can be obtained from the council at a current cost of £60.00 per permit. enquiries should be made with London Borough of Enfield.

- *Strip lighting and halogen lighting
- *Double glazed windows
- *Carpeted and wood strip flooring
- *Part air conditioned (Not tested)
- *Gas central heating
- *Fire alarm
- *Entryphone
- *Two car parking spaces



Our ref: 20973



Office To Let Short or Long Term Bush Hill Park Enfield EN1

Ideal office for small or medium size businesses

Accommodation	Area sq.m.	Area sq.ft.	Status
Second Floor Offices	76.59sq.m.	824sq.ft.	Available from April 2012
Communal Kitchen			
Male, Female and Disabled Toilet			
Two car parking spaces			

Property Location

The property is situated in an attractive, mainly residential location a mile from Enfield Town, approximately ten miles north of Central London and within a few hundred metres of Bush Hill Park (B.R.) Station providing frequent services to Seven Sisters (Victoria Line) and Liverpool Street. The Great Cambridge Road (A10) lies just to the east of the property and the M25 (Junction 25) is less than three miles to the north.

2010 Rateable Value £9000.00

Estimated Rates Payable £3450 per annum

Service Charge p.a. £2600.00 approximately

Premium Nil

Terms New lease on flexible terms

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

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

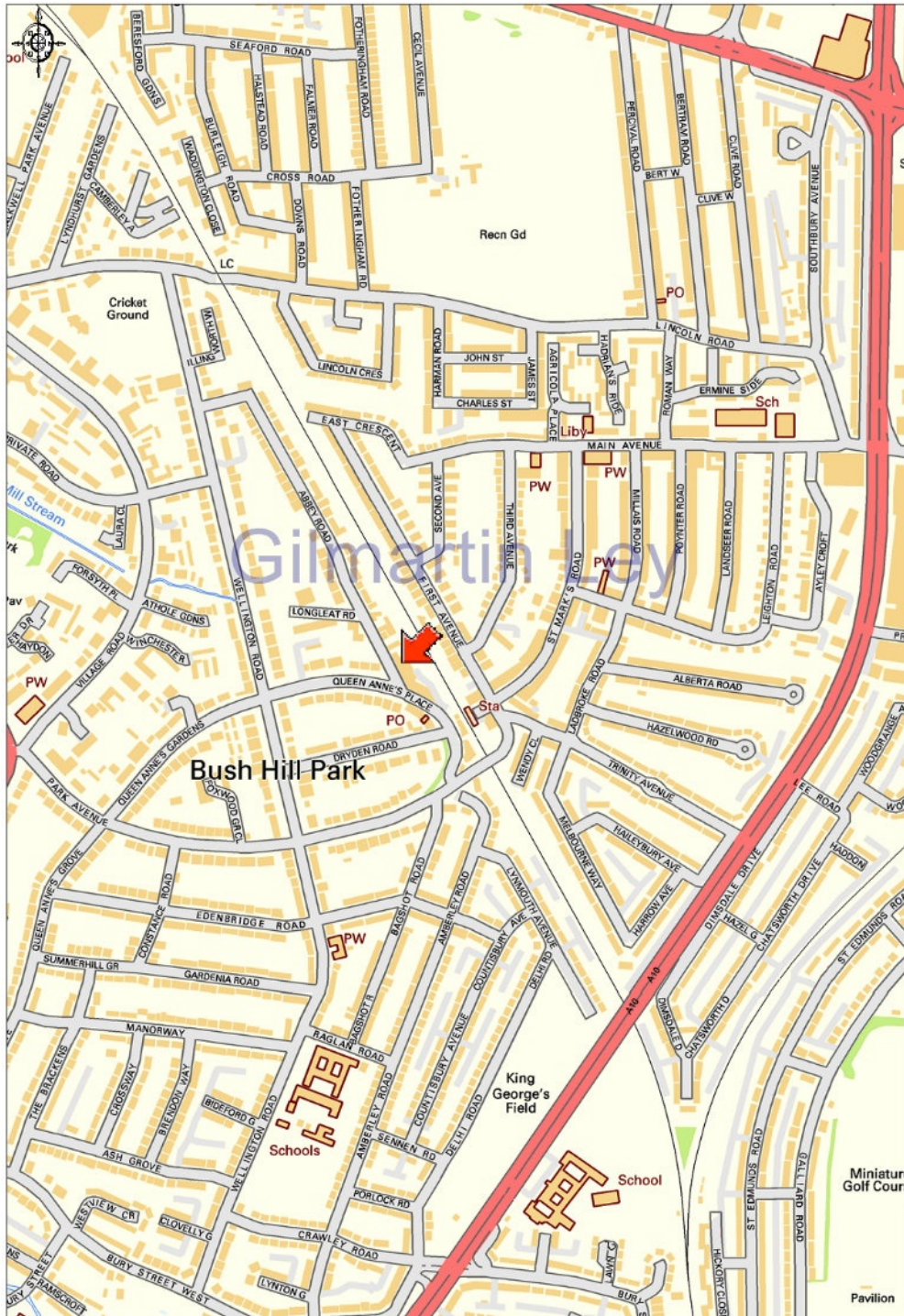
Last Updated: 05 Mar 2013

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Bush Hill Park, EN1 2RQ



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