



Comfort Cooled Offices in Enfield

All Inclusive (Rent, Rates & Service Charge) Deals Available

**3rd Floor East 280-286
Southbury Road,**

**ENFIELD
ENFIELD EN1 1TR**



Online details

21742

Area

Net Internal Area: 309 sq.m. (3,324 sq.ft.)

Rent

Rent on Application

Property Description

Southbury House has been extensively refurbished internally to provide flexible, comfort cooled, open plan office space, arranged over ground, and four upper floors. Southbury House comprises two separate wings each of which has its own entrance. There are 3 passenger lifts, male and female WC facilities on each floor and 75 on site car parking spaces.

Existing occupiers include Coffey Group, Reed Recruitment, Westminster Homecare and Serco Group PLC.

Amenities Include

- *Air Conditioning and Perimeter Trunking
- *Building benefits from 3 Passenger Lifts
- *Secondary Glazing
- *Carpeted Throughout
- *Suspended Ceiling with Category II Lighting
- *DDA Compliant
- *Dedicated on Site Management
- *Male & Female Lavatories on each Floor
- *75 Car Parking Spaces in Total on Site



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Accommodation	Area sq.m.	Area sq.ft.	Status
3rd Floor East	308.90sq.m.	3324sq.ft.	

Property Location

The premises are well located, both in terms of road and rail communications. The M25 Motorway and The A406 North Circular Road are equidistant and less than 2 miles from the property. Southbury Rail Station, which provides regular 30 minute services to London Liverpool Street Station is a few minutes walk from Southbury House. The following bus services are accessible in the immediate vicinity of the subject property: 121 (Enfield Lock/Turnpike Lane), 191 (Brimsdown/Edmonton Green), 307 (Barnet/Brimsdown) and 313 (Chingford/Potters Bar).

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a.

Premium

Terms New leases available on flexible terms. All inclusive rent packages available on terms to be agreed. Electricity charges apportioned on a floor area basis. The building is elected for VAT.

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

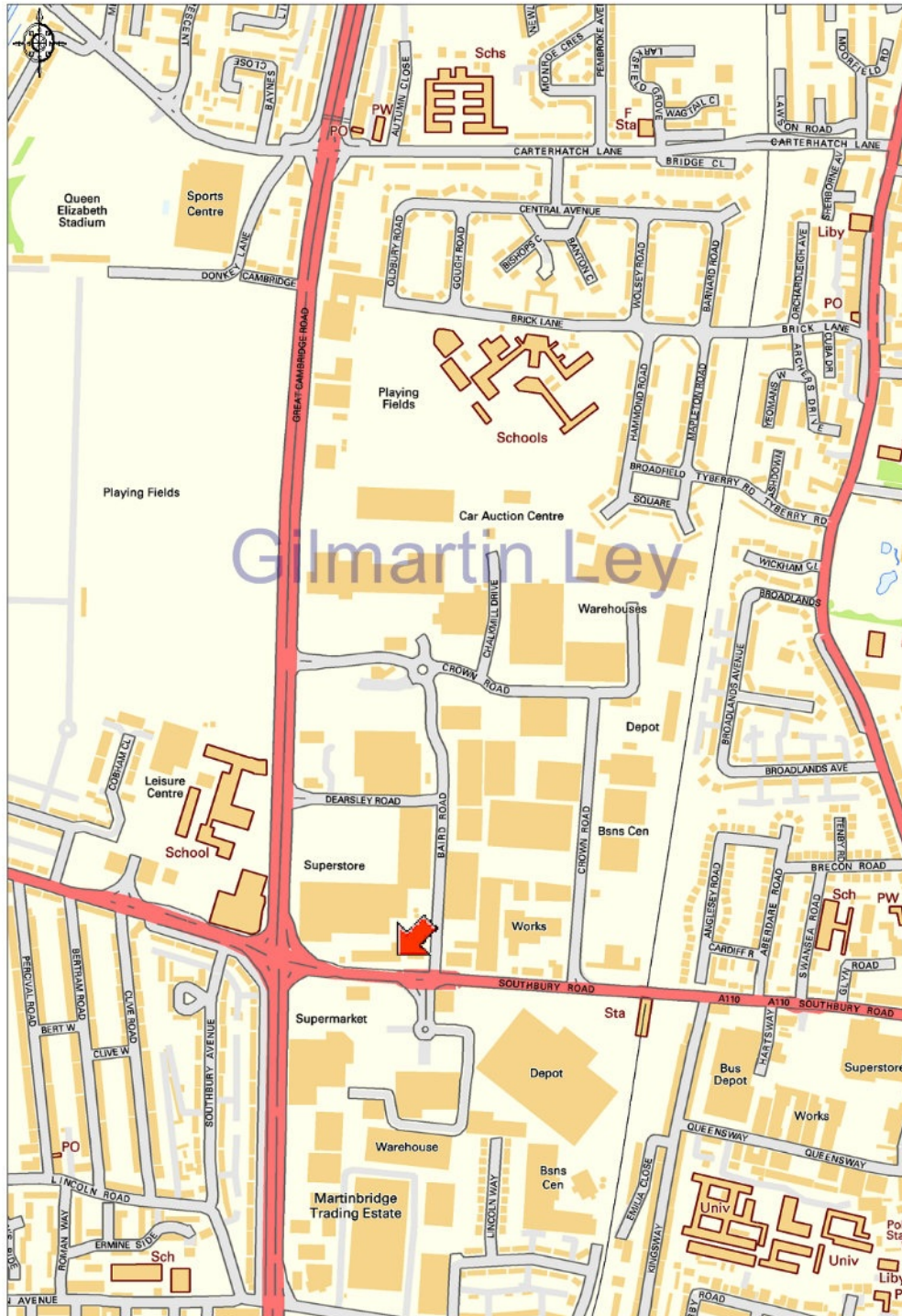
Last Updated: 03 Jan 2013

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

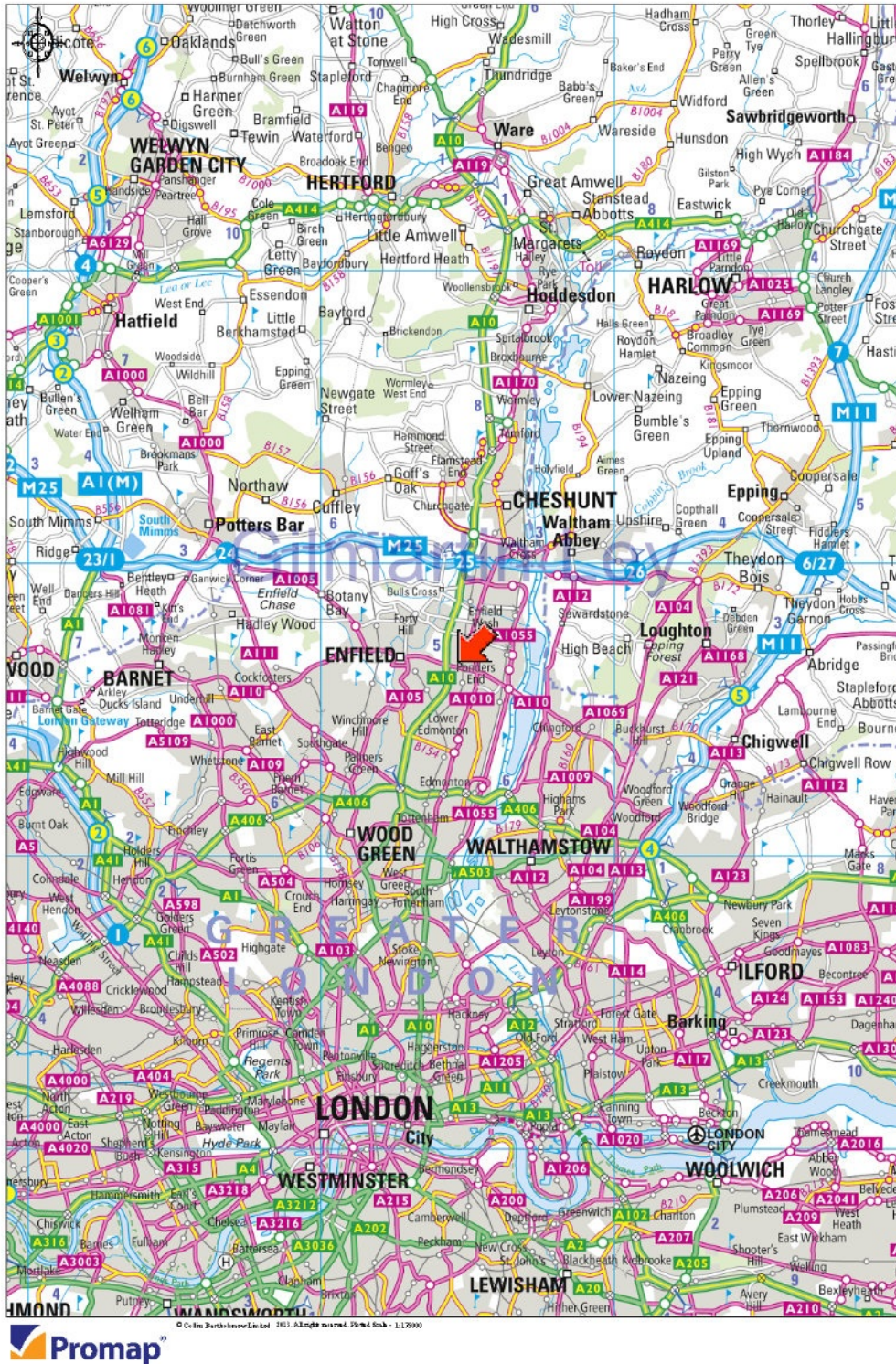
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