



Modern Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

Ground Floor Rear, Mitre House, 66 Abbey Road, Bush Hill Park ENFIELD EN1 2QN



Further information online:

<http://www.gilmartinley.co.uk/properties/22001>

Area

Net Internal Area: 102 sq.m. (1,102 sq.ft.)

Rent

£16,750 per annum (approx. £1,396 monthly) subject to contract

Property Description

The property comprises predominantly open plan offices situated on the ground floor of this 1990s built office complex. The accommodation is finished to a good standard and includes a private kitchen. The main ground floor entrance lobby has been recently refurbished. The property also benefits from demised parking for 3 cars.

Regarding additional parking, you should make your own enquiries with London Borough of Enfield but 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.

- > 3 parking spaces (more if parked in tandem)
- > Private kitchen
- > Double glazing
- > Carpeted and wood strip flooring
- > Gas central heating
- > WC facilities
- > Fire alarm





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Office space	102.39	1102	

Property Location

The property is located in an attractive, mainly residential location 0.75 miles from multiple shopping and leisure facilities provided in Enfield Town Centre.

Bush Hill Park Railway Station is a short walk from the property, which provides frequent direct services to London Liverpool Street Station, with a travelling time of 33 minutes. Seven Sisters London Underground Station (Victoria Line) also has frequent direct services, with a travelling time of 11 minutes.

The property is also well connected to the road network, with The Great Cambridge Road (A10) only 0.25 miles to the east of the property and the M25 Motorway (Junction 25) less than three miles to the north.

2010 Rateable Value £13750.00

Estimated Rates Payable £5857 per annum

Service Charge p.a. TBC

Premium NIL

Terms A new lease for a term to be agreed

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: 20 Jul 2013

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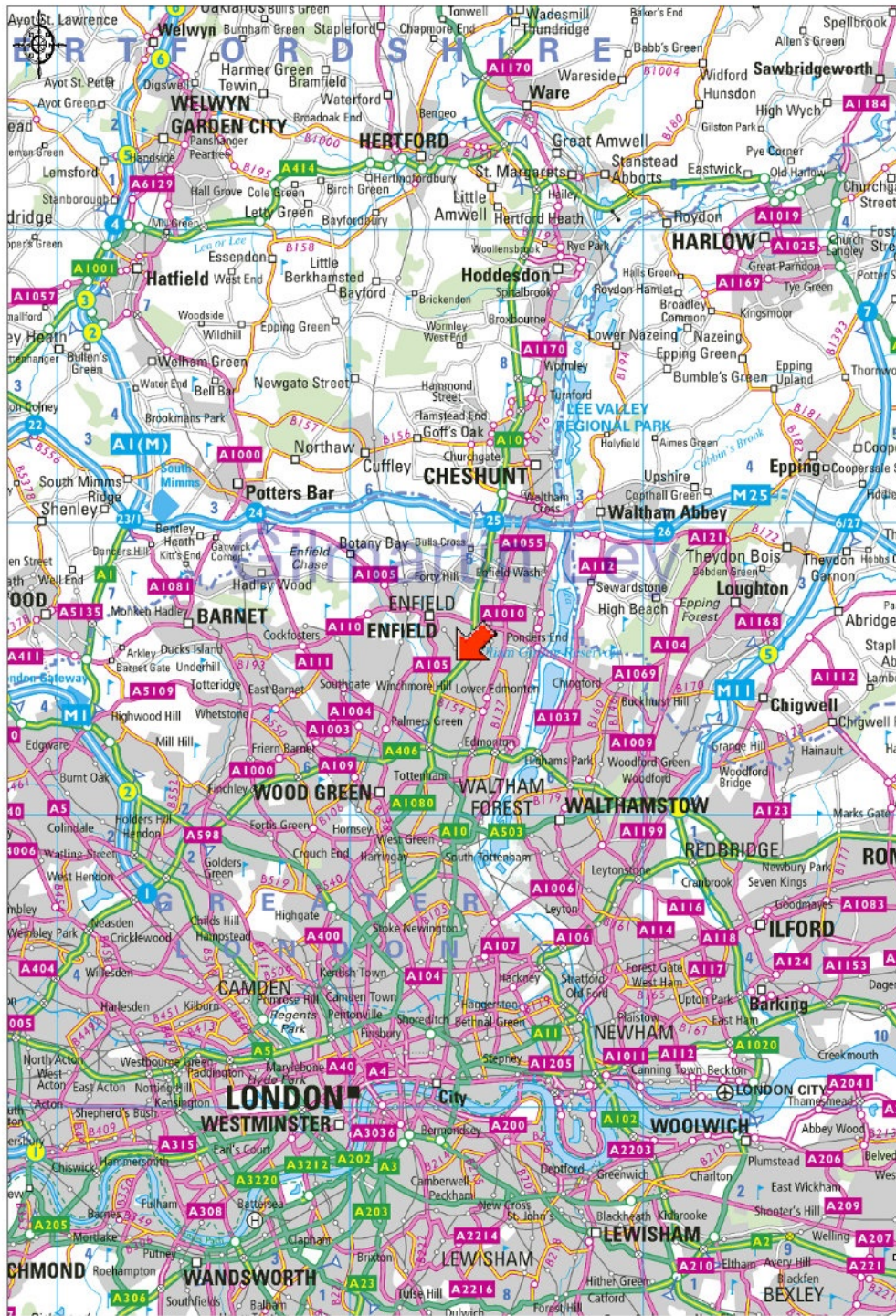
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<http://www.gilmartinley.co.uk/properties/to-rent/offices-b1/Bush-Hill-Park/Enfield/EN1/22001>

Our ref: 22001

Property Investment and Development Consultants
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