



GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

**Second Floor Rear Small Office, Mitre House  
66 Abbey Road,  
Bush Hill Park,  
ENFIELD, EN1 2RQ**



### Area

Net Internal Area: 77 sq.m. (828 sq.ft.)

### Rent

£16,500 per annum (approx. £1,375 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 newly refurbished, providing predominantly open plan office space and separate meeting room.

The accommodation is finished to a high standard including; 2 new air conditioning units, gas central heating, double glazing, telephone intercom system and use of communal kitchen & W/C facilities. The suite also comes with 2 demised car parking spaces within the private car park.

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 directly with London Borough of Enfield to confirm the same.

- > Newly refurbished office accommodation
- > 2 car parking spaces within private car park (additional business permits available)
- > Local occupiers include Sainsbury's local, cafes, pubs and nurseries
- > Excellent communications via road and rail
- > Bush Hill Park Railway Station is just over 100 metres distant
- > Direct rail services to Seven Sisters Railway and London Underground Station (Victoria Line) 11 minutes
- > Direct rail services to London Liverpool Street Station 33 minutes
- > 1.2 km (0.75 miles) to Enfield Town Centre

Accommodation	Area sq.m.	Area sq.ft.	Comments
Office suite	77	828	
Car Parking Provisions			2 Spaces within private car park



GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

## Property Location

The property is situated in an attractive, predominantly residential location 1.2 kilometres (0.75 miles) from Enfield Town Centre. Local occupiers to the property include Sainsbury's local, The Post Office, cafes, gym and a number of independent retailers and office occupiers.

Bush Hill Park Railway Station is a 2 minute walk from the property, which provides frequent (every 15 minutes) direct services to London Liverpool Street Station, with a travelling time of 31 minutes and Seven Sisters London Underground Station (Victoria Line), with a travelling time of 11 minutes.

The property is well connected to the road network, with The Great Cambridge Road (A10) only 0.4 kilometres (0.25 miles) to the east of the property and the M25 Motorway (Junction 25) less than 4.82 kilometres (3 miles) to the north.

**2017 Rateable Value** £9000.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** Calculated as 5% of expenditure items relating to the entire building - details available to download from Gilmartin Ley website

**Premium** nil

**Terms** New lease on flexible terms

**Legal Fees:** Each party is to bear its own legal fees

**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/24920>  
Service Charge Information  
Energy performance certificate

**Last Updated:** 29 Sep 2021

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

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

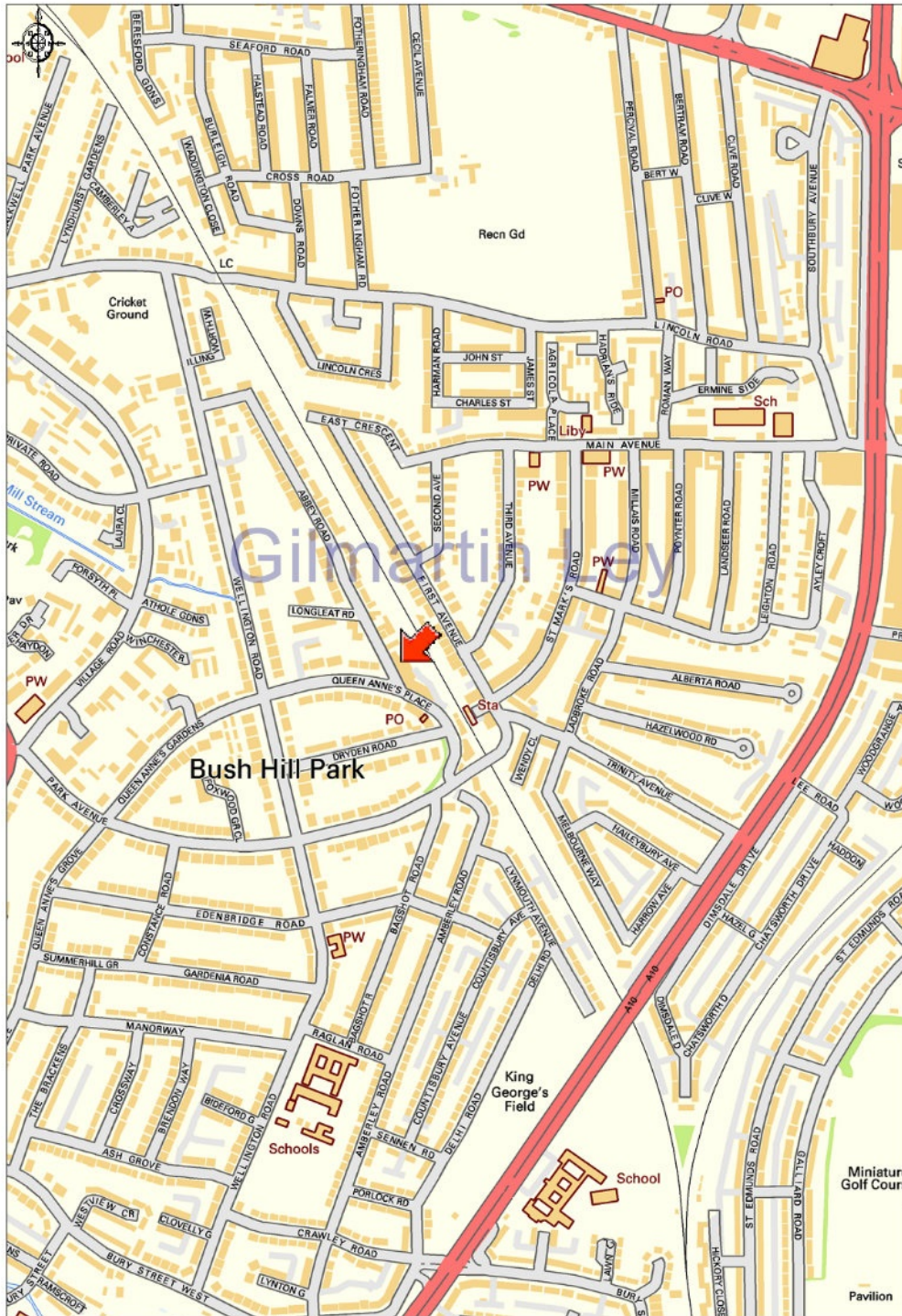


GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

Mitre House, 66 Abbey Road,  
Bush Hill Park, EN1 2RQ



© Crown Copyright 2011. All rights reserved. Licence number 100036411. Printed on 1/20/2011

<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/24920>

Our ref: 24920

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

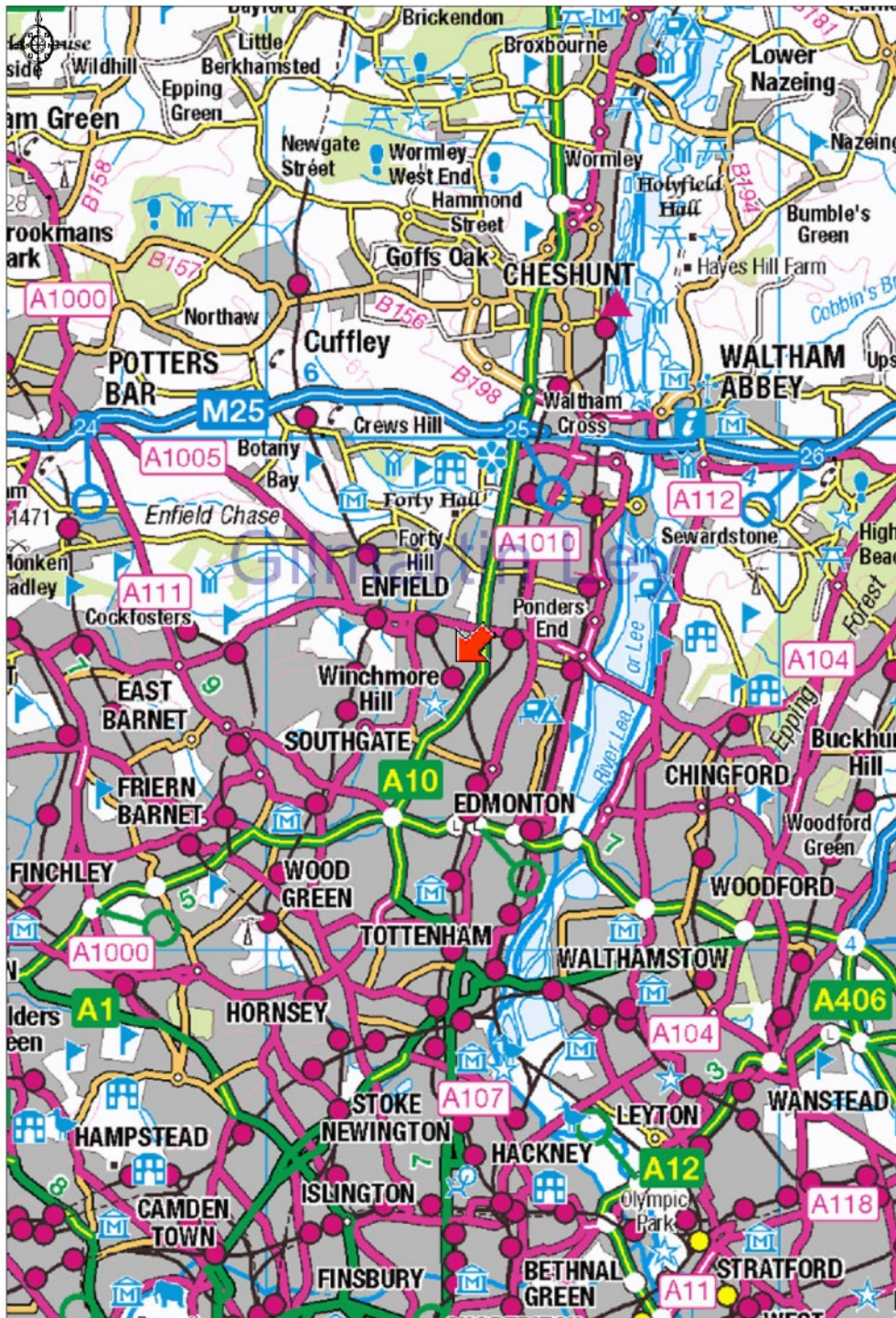


GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

Mitre House, 66 Abbey Road,  
Bush Hill Park, EN1 2RQ



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/24920>

Our ref: 24920

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/24920>

*Our ref:* 24920

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Newly refurbished, Open Plan Office To Let - Enfield EN1

New lease available on flexible terms

