



GILMARTIN LEY

Self Contained Office Building To Let in Enfield - EN2

A new lease available on flexible terms

5 Chase Side Crescent,

ENFIELD, EN2 0JA



Area

Net Internal Area: 98 sq.m. (1,049 sq.ft.)

Rent

£23,000 per annum (approx.
£1,917 monthly) subject to
contract



Property Description

The property comprises of a self contained office arranged over ground, first and second floors, which has been refurbished to a high standard.

The ground floor comprises a number of partitioned office rooms, male and female WCs and server room. The first floor features a large open plan office area and a modern kitchen area. The second floor provides open plan floor space with a gross internal floor area of 22.92 sq.m, with reduced headroom to parts due to the slope of the roof. The office is refurbished to a high standard and a new alarm system has been fitted.

Externally, the property has a private gated yard, which is accessed from Gordon Road via electronically operated gates, with capacity to park circa 4-5 cars. Also within the yard is a substantial timber built shed, which has the benefit of power & lighting and was used by the previous owners for archive storage.

- > Self contained offices with a good mixture of open plan and cellular office space
- > Secure parking for circa 4 - 5 vehicles with electronically operated gate
- > Refurbished to a high standard
- > New alarm system
- > Comfort cooling
- > Underfloor trunking with Cat V cabling
- > Disabled WC facilities
- > Excellent access to major road networks and public transport



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor	49.70	534	net internal area
First floor	39.50	425	net internal area
Second floor	8.50	91	net internal area
Externally			Secure private car parking for 4-5 cars.

Property Location

Chase Side Crescent sits slightly back from Chase Side in pleasant tranquil setting but conveniently close enough to benefit for the numerous restaurants, independent shops, pubs and convenience stores, which Chase Side has to offer.

Enfield Town Centre is located 1km directly south of the property and Lancaster Road 0.3km to the north, providing a wide variety of addition amenities in short walking distance.

The A10 is 1.9km to the west of the property giving easy access to the main road networks into central London and to Junction 25 of the M25, which is circa 3.3km to the north..

Gordon Hill National Rail Station is located 0.6km North West of the property, providing services into London's Moorgate (29 minutes) and northbound services to Stevenage and Hertford North (40 minutes and 16 minutes respectively).

The property also has good local bus services, with the 191 and W8 routes serving the immediate vicinity.

2015 Rateable Value £10750.00

Estimated Rates Payable £4579 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease is available.

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/25303>
Energy Performance Certificate
Floor Plans

Last Updated: 21 Aug 2017

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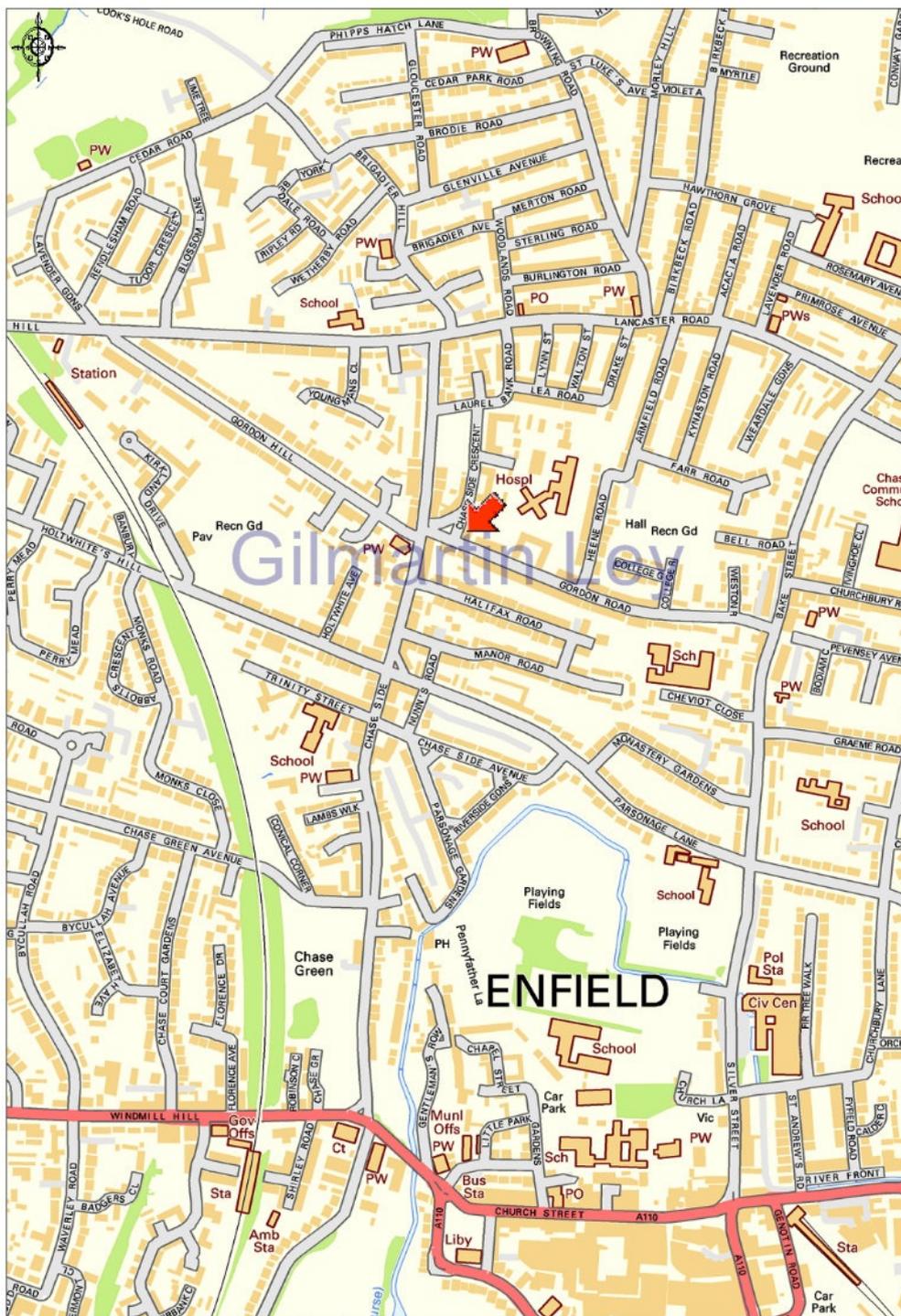


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Our ref: 25303

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

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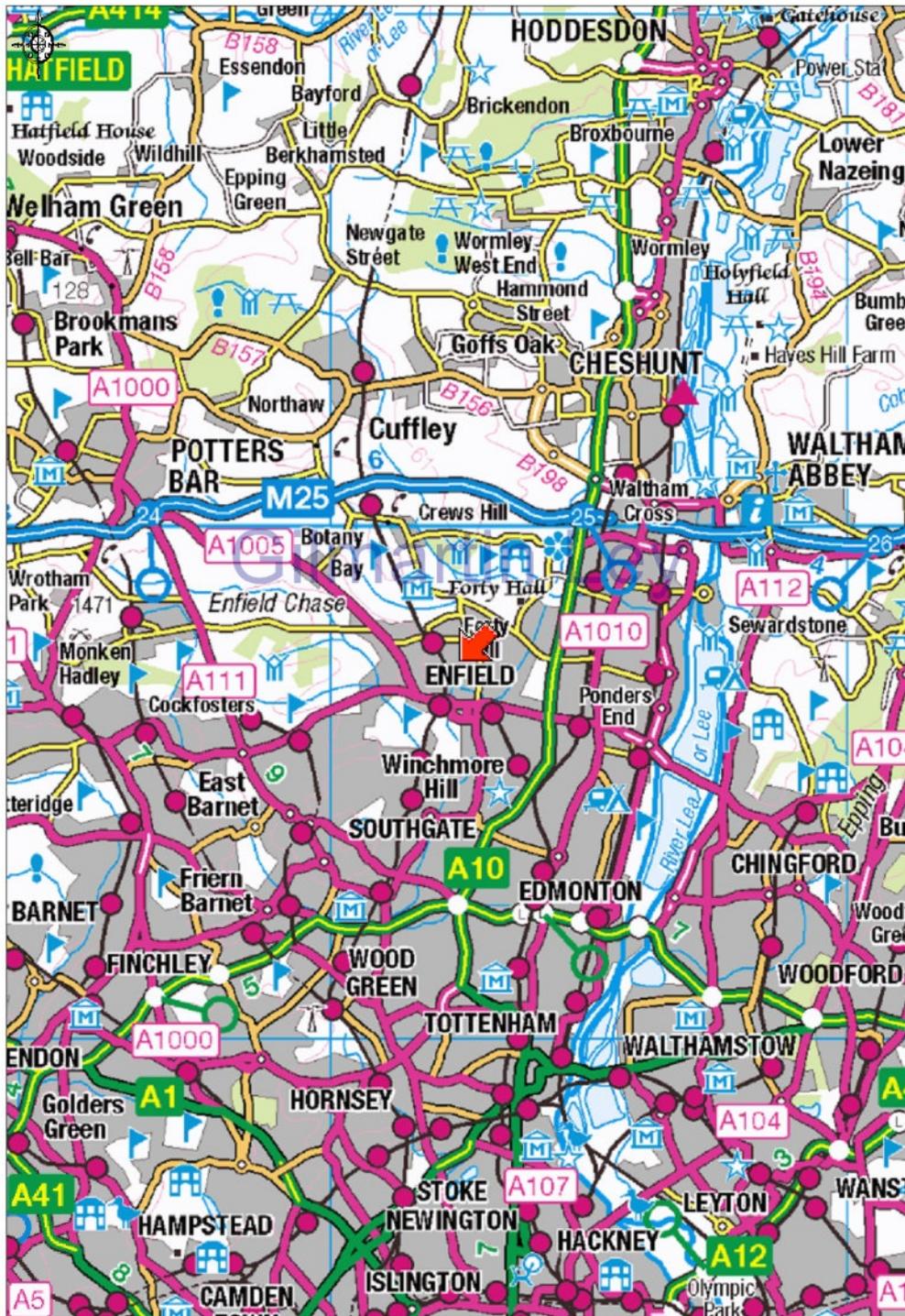


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