



GILMARTIN LEY

Second Floor Front, Mitre House
66 Abbey Road,
Bush Hill Park,
ENFIELD, EN1 2QN



Area

Net Internal Area: 45 sq.m. (485 sq.ft.)

Rent

£11,000 per annum (approx. £917 monthly) subject to contract



Property Description

Second floor office suite of an attractive 1990s purpose built office development.

The space comprises of a large open plan office area. The office benefits from excellent natural light, gas central heating, double glazing, telephone intercom system and use of communal kitchen & WC facilities.

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
- > 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
- > Local occupiers include Sainsbury's, cafes, pubs, gyms and nurseries
- > 1.2 km (0.75 miles) to Enfield Town Centre

Accommodation	Area sq.m.	Area sq.ft.	Comments
Open-Plan Office	45.06	485	



Small Office Suite To Let - Enfield EN1

newly refurbished

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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 £7800.00

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 fully repairing and insuring lease available on flexible terms to be agreed.

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/26588>
Service Charge Information
Energy Performance Certificate

Last Updated: 07 Dec 2018

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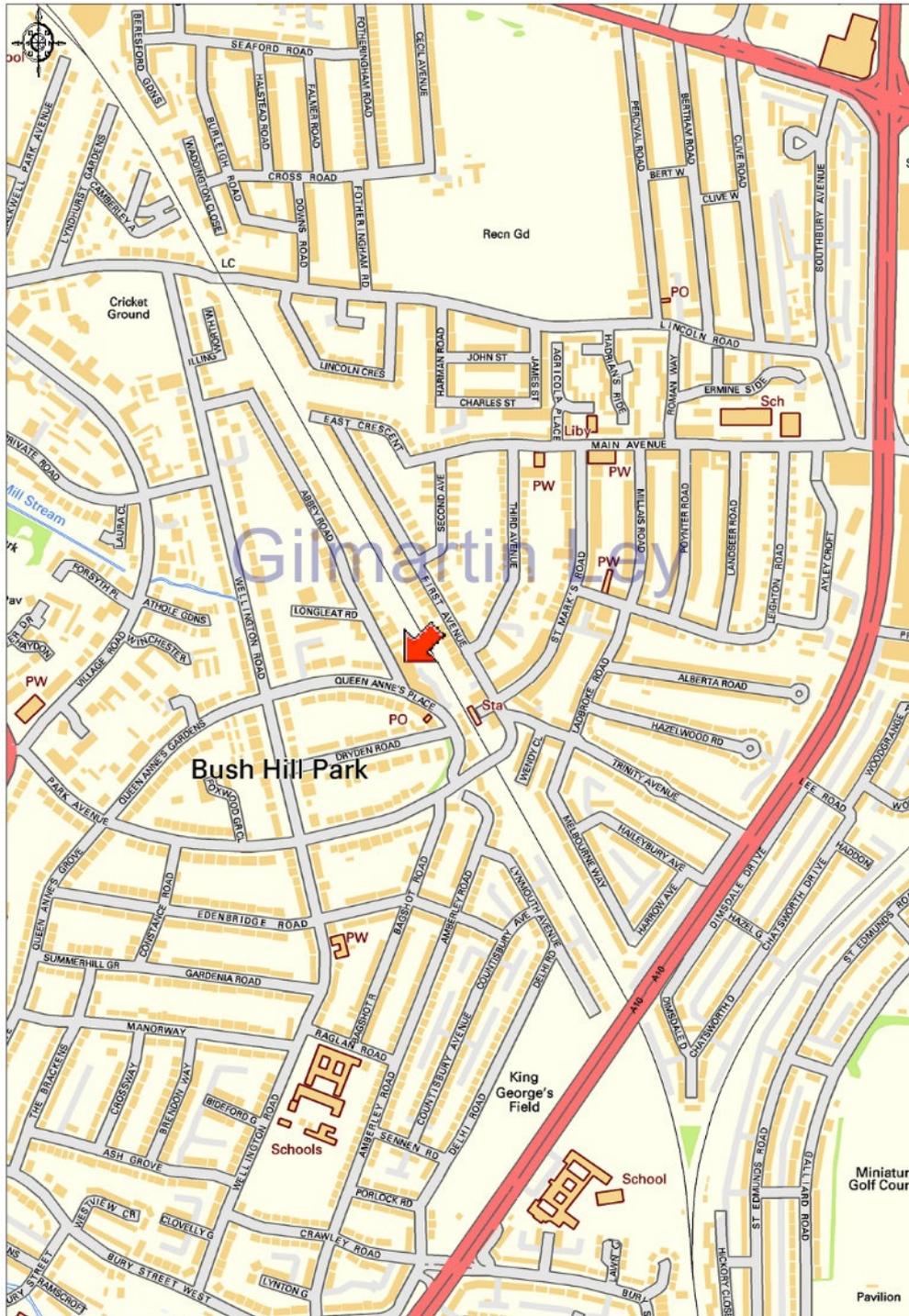


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Our ref: 26588

Property Investment and Development Consultants
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