



Modern Office To Let - Enfield EN1

New lease available on flexible terms

GILMARTIN LEY

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



Area

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

Rent

£23,500 per annum (approx.
£1,958 monthly) subject to
contract

Property Description

Ground floor offices comprising the rear suite of an attractive 1990s purpose built office development. The suite was recently refurbished, providing predominantly open plan office space and separate meeting room.

The accommodation is finished to a good standard including: a kitchen, central heating, double glazing, telephone intercom system and use of communal W/C facilities. 3 demised car parking spaces within the private car park are included.

We have been advised that on street parking permits can be obtained of at a current cost of £60.00 per permit. Enquiries should be made directly with London Borough of Enfield to confirm the same.

- > Quality open plan office
- > 3 demised car parking spaces
- > 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





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Rear Office	102.39	1,102	

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 £13545.00

Estimated Rates Payable £5770 per annum

Service Charge p.a. Calculated as 12% of expenditure items relating to the entire building - details available to download from Gilmartin Ley website

Premium nil

Terms New lease available on 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/26622>
Service Charge Information

Last Updated: 10 Aug 2018

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Our ref: 26622

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

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

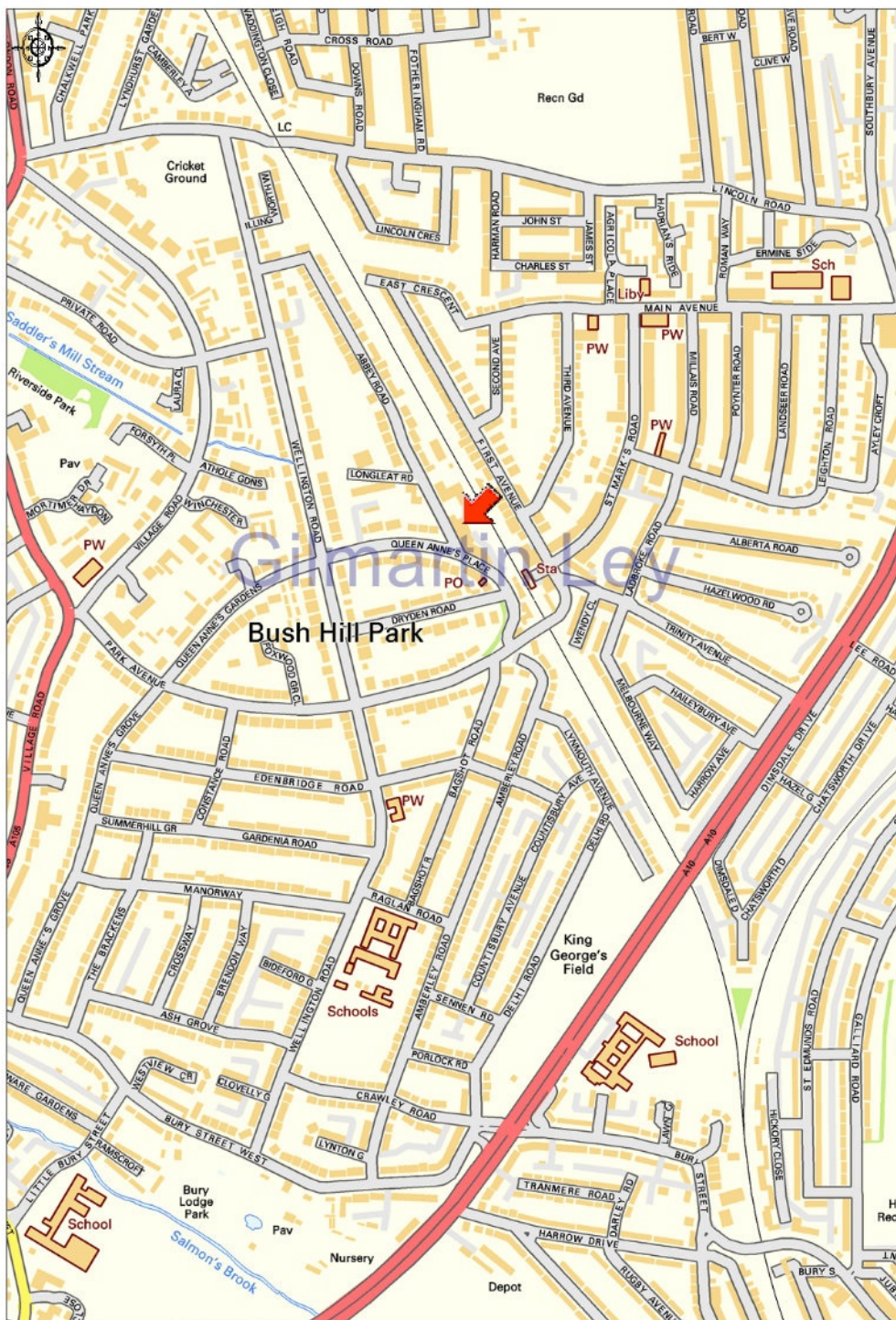


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