



2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station

GILMARTIN LEY

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



Area

Net Internal Area: 256 sq.m. (2,760 sq.ft.)

Rent

£60,000 per annum (approx. £5,000 monthly) subject to contract

Property Description

The space comprises the majority of the top floor of this purpose built, three storey office block.

The configuration of the space currently provides a central, open plan office with a number of private office rooms, meeting rooms, stores and kitchenette. Further benefits include an intercom entry system, perimeter trunking, central heating and excellent natural light.

There are communal toilets on each floor and the common areas have undergone an extensive refurbishment in 2018. There are 6 demised parking spaces within the underground and private forecourt.

Key considerations:

- > Affluent North London location
- > New lease available
- > 1.2 km (0.75 miles) to Enfield Town Centre
- > Local occupiers include Sainsbury's, cafes, pubs, gym and nursery school
- > 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



Accommodation	Area sq.m.	Area sq.ft.	Comments
Second Floor Rear Office	256.45	2,760	6 demised parking spaces



2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station

GILMARTIN LEY

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 £31750.00

Estimated Rates Payable £15240 per annum

Service Charge p.a. A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes, buildings insurance etc. This is apportioned at 29% of the total expenditure for the property.

Premium Nil

Terms A new effectively fully repairing and insuring 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/29093>
Service Charge Details
Lease Plan

Last Updated: 28 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.

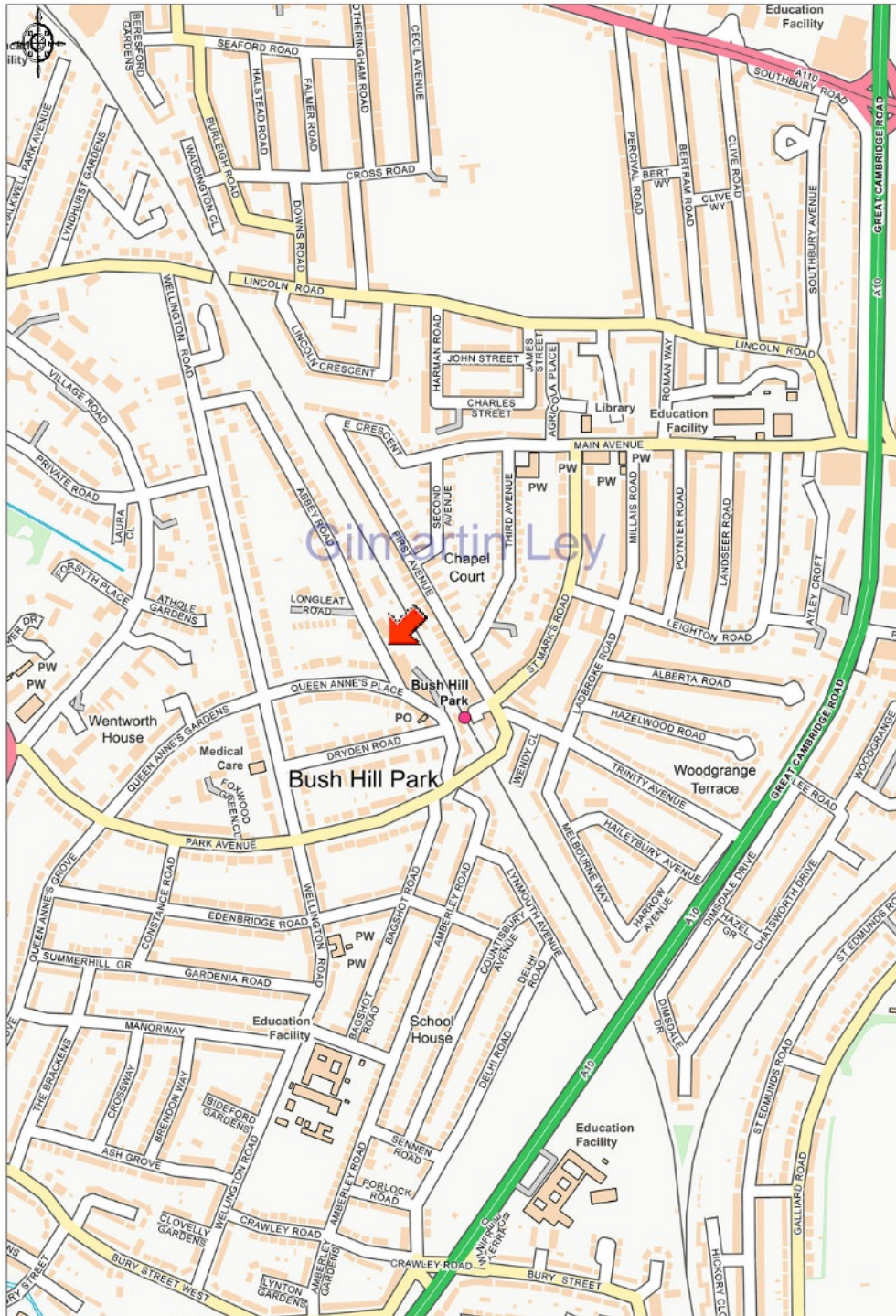


GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station

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



© Crown Copyright 2012. All rights reserved. Licence number 100017421. Printed on 1/10/2012

<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/29093>

Our ref: 29093

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
Website: www.gilmartinley.co.uk

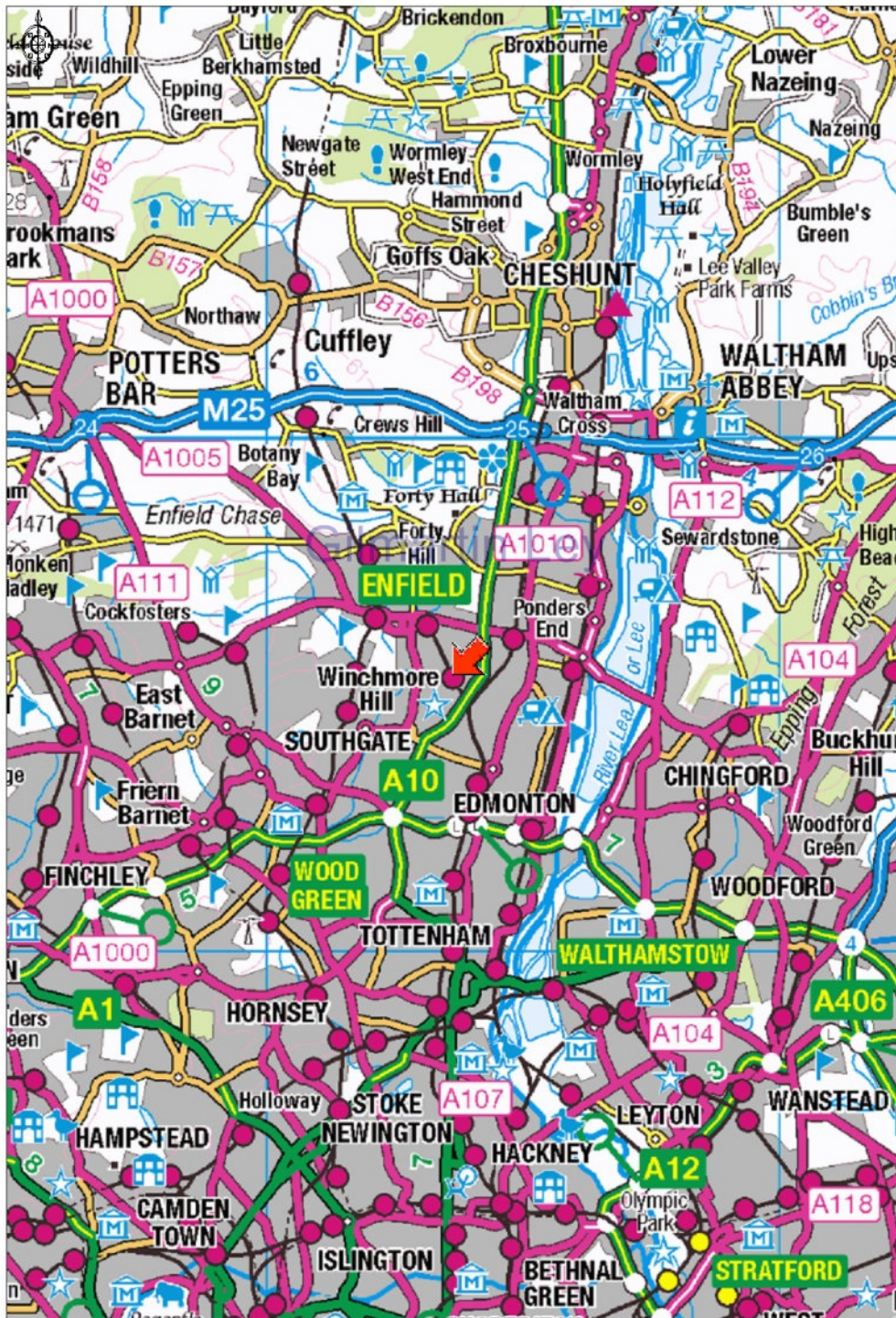


GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station

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



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/29093>

Our ref: 29093

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
Website: www.gilmartinley.co.uk



GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/29093>

Our ref: 29093

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
Website: www.gilmartinley.co.uk



GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station





GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/29093>

Our ref: 29093

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
Website: www.gilmartinley.co.uk



GILMARTIN LEY

2,760 sq.ft Office To Let - Enfield EN1

6 parking spaces and 100m to Bush Hill Park Station



<https://www.gilmartinley.co.uk/properties/to-rent/offices/bush-hill-park/enfield/en1/29093>

Our ref: 29093

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
Website: www.gilmartinley.co.uk