



659 sq.ft Office To Let - Enfield EN1

1 parking space and 100m to Bush Hill Park Station

GILMARTIN LEY

First Floor Front Office, Mitre House
66 Abbey Road,
Bush Hill Park,
ENFIELD, EN1 2RQ



Area

Net Internal Area: 61 sq.m. (658 sq.ft.)

Rent

Guide Rent £15,000 per annum (approx. £1,250 monthly) subject to contract

Property Description

This attractive first floor office comprises predominantly open plan space, benefiting from a separate private office / meeting room, kitchen and comms room. The communal areas of the building have been recently refurbished to an excellent standard throughout.

The office benefits from excellent natural light, gas central heating, double glazing, telephone intercom system, communal WC facilities and 1 demised parking space within the 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.

Key considerations:

- > Affluent north London location
- > High quality open plan office
- > 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 31 minutes



Accommodation	Area sq.m.	Area sq.ft.	Comments
First Floor Office	61.22	658	



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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 £8400.00

Estimated Rates Payable £0 per annum

Service Charge p.a. A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes etc, which is payable quarterly in advance. Details are available to download from our website.

Premium nil

Terms A new fully repairing and insuring lease for a term of 5 years with a rent review and landlord and tenant mutual option to determine the lease at the expiration of the third year.

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/29525>
Service charge information
EPC

Last Updated: 20 Oct 2021

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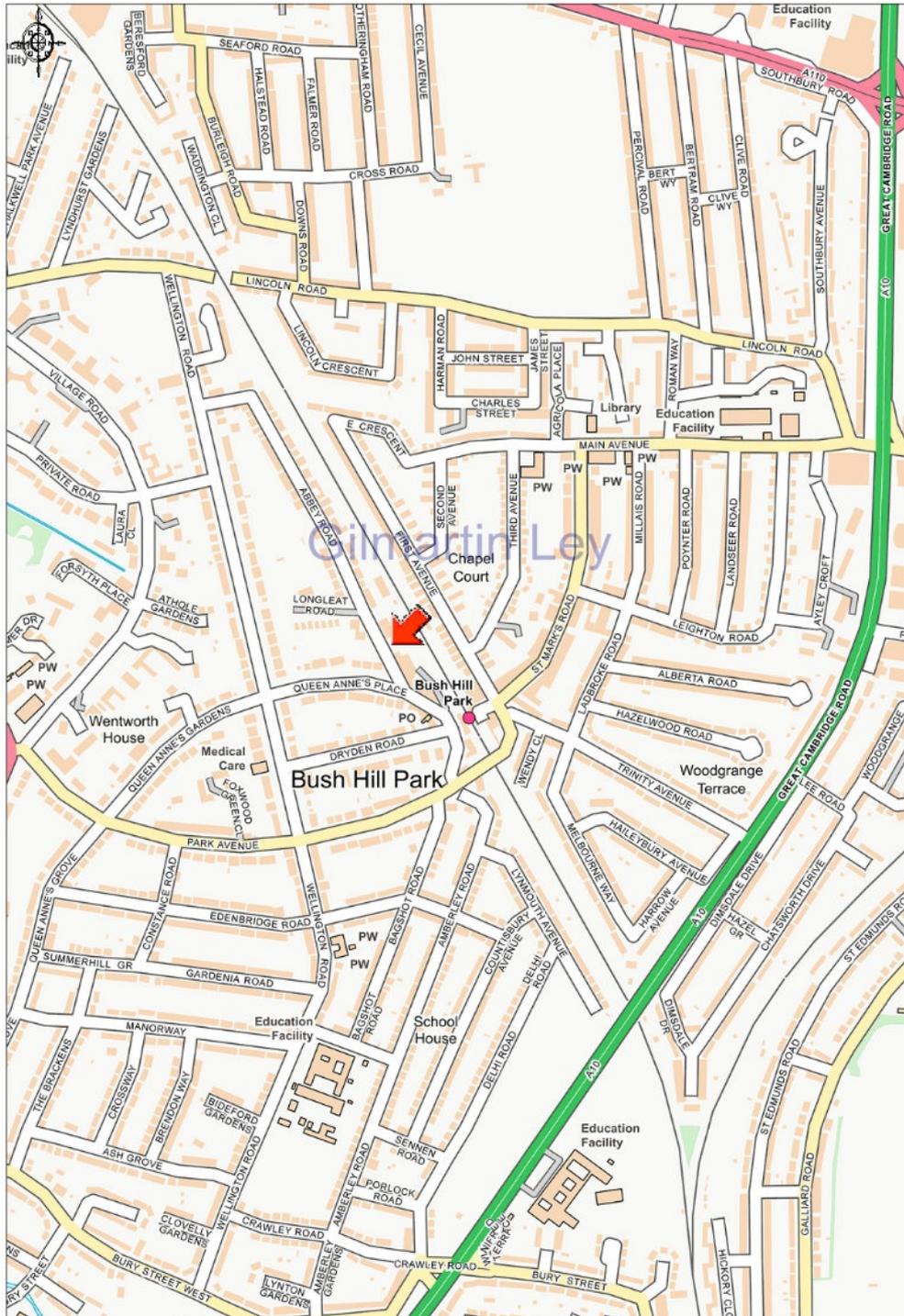


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Our ref: 29525

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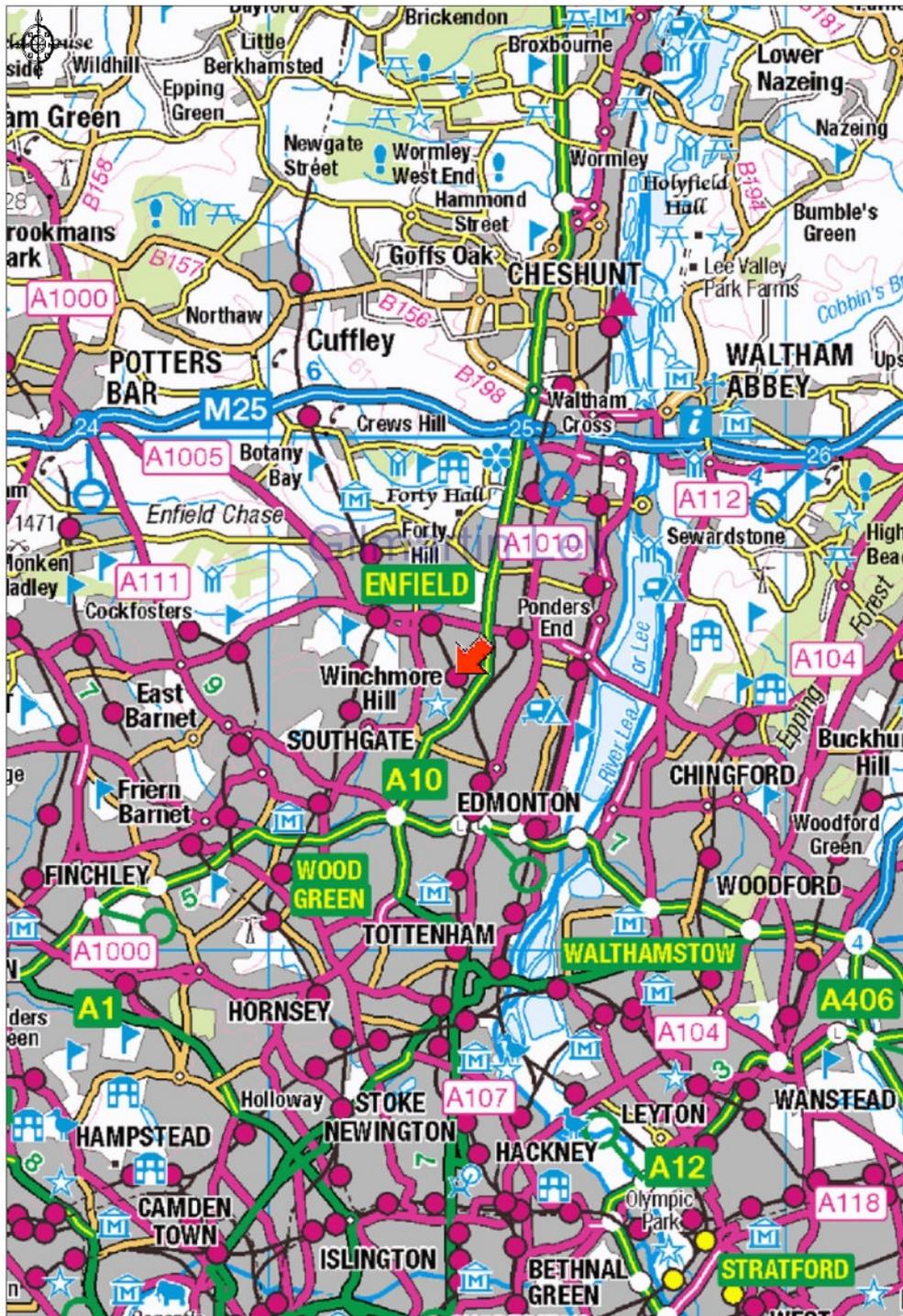


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