

# TO LET

2,658 Sq Ft (246.93 Sq M)

- Prominent high street location
- Offices undergoing refurbishment
- Suitable for a variety of uses within Use Class (E)
- 4 car parking spaces



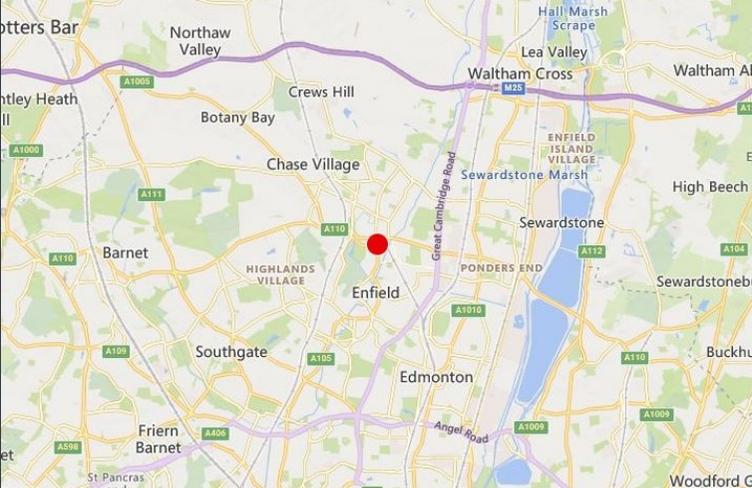
## First Floor Offices 30-38 London Road Enfield, EN2 6EF

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The property is situated within the Enfield Town, in a terraced retail parade to the eastern side of A105 London Road
- On periphery of Enfield Town Centre and opposite is the western pedestrian access to the Palace Gardens Shopping Centre where multiple traders are represented
- A10 Great Cambridge Road is easily accessible and in turn provides access to the A406 North Circular Road to the South and M25, Junction 25 to the north
- Enfield Town and Enfield Chase Overground stations are within easy walking distance, whilst various bus routes serve the area

/// what3words

///trick.basin.rivers

 Google Maps

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## DESCRIPTION

- Prominently located on London Road and comprises two self contained first floor office suite above a parade of terraced retail units
- Accessed via two separate street level entrances which lead up to the first floor accommodation giving the possibility to split or take as a whole
- Undergoing refurbishment and benefits from high levels of natural light
- W/C and kitchen facilities in both suites and CAT V data cabling
- 4 car parking spaces to the rear

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £12 psf. VAT is payable

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>246.93 SQ M</b>	<b>2,658 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D 81**

**Business Rates:** The rateable value is £55,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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