

TO LET

390 Sq Ft (36.23 Sq M)

- Prestigious Business Centre within 100m of Enfield Town centre & Overground Station
- Variety of size and specification options available
- Flexible lease terms
- Manned reception and communal facilities
- Excellent data connectivity



Nicholas House - 4th Floor Penthouse

River Front, Enfield, EN1 3TF

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- This prestige office building is located on River Front, parallel to Southbury Road and within 2 minutes walk of the main retail heart of Enfield Town bustling with national and independent retailers, cafes and restaurants are all within a short walk
- Diagonally opposite is Enfield Town Station (Liverpool Street approximately 35 minutes) with underground connections at Seven Sisters (Victoria Line) and Liverpool Street (Metropolitan & Circle Lines)
- There are good road communication links too with River Front being accessed from Southbury Road which gives access to the A10 (1 mile) and the M25 Junction 25 (3.2 miles)

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Google Maps

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DESCRIPTION

- A penthouse office suite within this prestigious five-storey office building
- The office has been recently refurbished and benefits from its own WC facilities and lots of natural light
- There is a manned reception to the building with 24/7-hour access, secure car park, cat II surface mounted lighting and cat 5 data cabling
- To each floor there are shared WC's and kitchen facilities within the common parts

TERMS

Available by way of a new FRI lease for a term to be agreed. Rent available on application.

ACCOMMODATION (Net Internal Area*)

4th Floor Penthouse	36.23 SQ M	390 SQ FT
Total	36.23 SQ M	390 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:

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