

# TO LET

895 Sq Ft (83.15 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 - 2nd Floor West Rear

River Front, Enfield, EN1 3TF

**>D KirkbyDiamond**

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



## LOCATION

- 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 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

Click here



## DESCRIPTION

- Five-storey office building within the heart of Enfield Town currently offering accommodation of varying sizes up to 2,130 sq ft
- The building benefits from parking which is allocated on a square footage take up basis, a manned reception, 24/7 access, kitchens and W/C's within the common parts of each floor, and a passenger lift
- Each suite has its own entrance, underfloor and perimeter trunking, open plan & glass partitioned offices
- 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\*)

2nd Floor West Rear	83.15 SQ M	895 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**Business Rates:** Available upon request

**Service Charge:** Available upon request

## CONTACT:

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