

# TO LET

1,137 Sq Ft (105.63 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 - 3rd Floor West Front

River Front, Enfield, EN1 3TF





## 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

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## DESCRIPTION

- A third floor office suite within this prestigious five-storey office building
- The office has been partitioned, which can be removed depending on occupier requirements, to create five individual offices as well as an open plan space.
- There is a manned reception to the building with 24/7 access, secure parking, cat II surface mounted lighting and cat 5 data cabling
- Shared WC's and kitchen facilities within the common parts

## TERMS

Rent available on application



## ACCOMMODATION (Net Internal Area\*)

3rd Floor West Front	105.63 SQ M	1,137 SQ FT
<b>Total</b>	<b>105.63 SQ M</b>	<b>1,137 SQ FT</b>

\*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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