

TO LET

911 Sq Ft (84.63 Sq M)

- Class E office use. (Not suitable for cafes or restaurants)
- Basement meeting room.
- Comfort cooling and heating units
- Busy road with a variety of retail offerings and close to the Co-op and also Fairview Homes office block



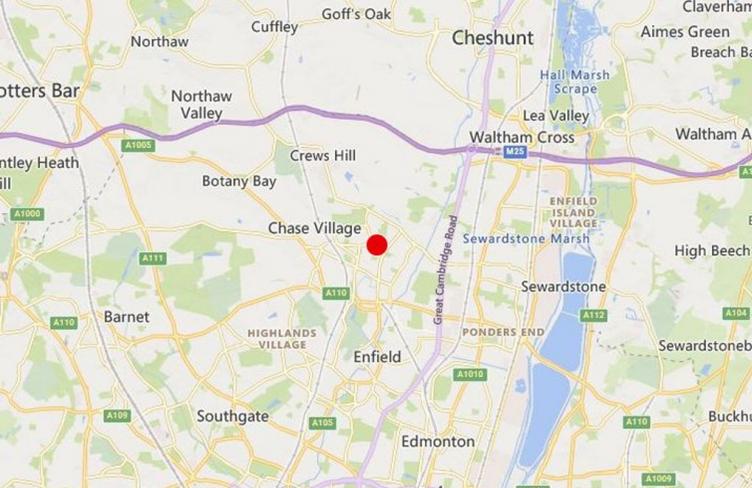
86 Lancaster Road
Enfield, EN2 0BX

>D KirkbyDiamond

Contact: Matthew Bowen or Hugo Harding

Tel: 0208 367 5511

kirkbydiamond.co.uk



LOCATION

- The premises are located on the south side of Lancaster Road at its junction with Kynaston Road
- The A10 Great Cambridge Road is to the North East of the property
- Enfield Town (Overground station) is due South
- Gordon Hill (Great Northern station) is to the west and bus routes also serve the local area

/// what3words

///flames.newest.farms

 Google Maps

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DESCRIPTION

- Comprise a well designed/decorated ground floor shop/office
- Arranged currently as office space together with a basement storage room
- Kitchen to the rear

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £16,000. VAT is payable

ACCOMMODATION

Ground Floor	84.63 SQ M	911 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-42

Business Rates: The rateable value is £17,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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