

TO LET

2,130 Sq Ft (197.88 Sq M)

- › Within 100 metres of Enfield Town centre & Overground Station
- › Predominantly open plan 1st floor suite with separate kitchen & staff area, two meeting rooms/offices plus server room
- › Secure allocated parking
- › Manned reception and communal facilities
- › Excellent data connectivity



First Floor Office Nicholas House

River Front, Enfield, EN1 3TF



LOCATION

- Situated on River Front, parallel to Southbury Road and within 2 minutes walk of the main bustling retail heart of Enfield Town
- Diagonally opposite is Enfield Town Overground 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:
- A10 (1 mile)
- M25 Junction 25 (3 miles)

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Google Maps

Click here



DESCRIPTION

- A first floor suite within this prestigious five-storey office building
- The offices are predominantly open plan with board room, separate office, kitchen and server room
- There is a manned reception to the building with 24/7-hour access, allocated secure parking, wall mounted A/C, cat II surface mounted lighting and cat 5 data cabling
- The office also has access to shared W/Cs on each floor

TERMS

Rent available on application



ACCOMMODATION (Net Internal Area*)

Total	197.88 SQ M	2,130 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 55

Business Rates: The rateable value is £29,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

CONTACT:



HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk



MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk

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