

TO LET

1,351 Sq Ft (125.51 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

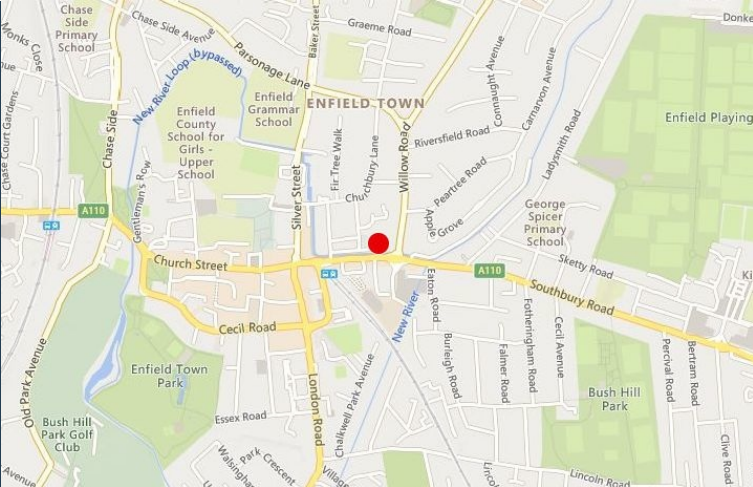


Nicholas House – 3rd Floor East Front

River Front, Enfield, EN1 3TF

Contact: Hugo Harding or Matthew Bowen
Tel: 0208 367 5511
eddisons.com





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)

 what3words

[///played.verge.bossy](https://www.what3words.com/played.verge.bossy)

 Google Maps

[Click here](#)



Description

- A second floor office suite within this prestigious five-storey office building.
- The office comprises an open plan area along with three partitioned rooms, which can be removed depending on occupier requirements, and benefits from air conditioning, perimeter trunking and LED strip lighting
- There is a manned reception to the building with 24/7 access, secure parking and cat 5 data cabling
- 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*)

Total	125.51 SQ M	1,351 SQ FT
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*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:

HUGO HARDING

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