

TO LET
TOWN CENTRE SECOND FLOOR
OFFICE SUITE
118 SQ M (1,250 SQ FT)



1A LONDON ROAD
ENFIELD
EN2 6BN

See important notice overleaf

020 8367 5511

bowyerbryce.co.uk 96 Silver Street, Enfield EN1 3TW
F: 020 8366 0818

Also at:

The Business & Technology Centre
Bessemer Drive
Stevenage, Herts SG1 2DX
T: 01438 816396
F: 01438 816396

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

1A LONDON ROAD, ENFIELD EN2 6BN

DESCRIPTION & SITUATION Very bright and mainly open plan offices at second floor level with access via a street door form the main retail frontage.

The property is situated at the junction of London Road and Church Street in the multiple retail centre of Enfield Town and within a few minutes walk of Enfield Town railway station & Palace Gardens shopping precinct.

FEATURES

- SITUATED IN ENFIELD TOWN CENTRE**
- ENTRYPHONE CONTROL TO STREET ENTRANCE**
- POTENTIAL FOR NAME PLATE AND SIGNAGE ON ROAD FRONTAGE**

FLOOR AREAS All dimensions and area are approximate only

	(sq m)	sq ft
Second Floor Office Suite	118 sq m	1,250 sq ft

TERMS A new full repairing and insuring lease for a term to be agreed.

PLANNING The premises have a history of an A2 use; interested applicants must satisfy themselves in respect of all consents applicable to their proposed use.

PRICE/RENT £12,000 per annum exclusive SUBJECT TO CONTRACT
(£10 per sq ft)

RATES From verbal enquiry to the local charging authority.
Rateable value £11,000
Rates payable 2011/12 £4,763

LEGAL COSTS Both parties costs to be paid by the ingoing tenant.

VIEWING Strictly by appointment through Joint Agents
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

REIFF & COMPANY
Andrew Vertes
020 7487 9777
av@reiffandco.com

Ref: 012422

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).