

TO LET OFFICES 642.50 Sq M (6,916 Sq Ft)



**FIRST FLOOR
1371 MOLLISON AVENUE
ENFIELD EN3 7JZ**

See important notice overleaf

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DESCRIPTION & SITUATION

The accommodation comprises two first floor open plan office suites. Benefitting from air conditioning/heating, double glazing, recessed CAT 2 lighting, perimeter trunking and excellent allocated parking.

Accessed via Stockingswater Lane, and fronting the (A1055) Mollison Avenue (North/South route) which links the North Circular Road (A406) to the south and the M25 Junction 25 to the north, via the Great Cambridge Road (A10).

Brimsdown Railway Station is located diagonally opposite and provides services to London Liverpool Street, Cambridge and Stansted Airport.

FEATURES

- ALLOCATED PARKING
- AIR CONDITIONING/COMFORT COOLING
- DOUBLE GLAZING

FLOOR AREAS

All dimensions and areas are approximate only

Suite A	277.77 sq m	2,990 sq ft
Suite B	364.73 sq m	3,926 sq ft
Total Area	642.50 sq m	6,916 sq ft

TERMS

The offices are available either as a whole or as individual suites by way of a sub-lease for a term to be agreed.

RENT

£5.00 per sq ft - pa exclusive SUBJECT TO CONTRACT

RATES

To be advised

LEGAL COSTS

Each party are to be responsible for their own costs.

VIEWING

Contact Sole Agents
BOWYER BRYCE
Ian Stewart or Paul Quy
020 8370 2534 / 2539

Ref: 011381

business.space@bowyerbryce.co.uk

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