

TO LET

PRESTIGE TOWN CENTRE OFFICES

WITH CAR PARKING

CHOICE OF REFURBISHED SUITES FROM

66.42 SQ M (715 SQ FT) – 197.88 SQ M (2,130 SQ FT)



NICHOLAS HOUSE, RIVER FRONT

ENFIELD TOWN

EN1 3TF

See important notice overleaf

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NICHOLAS HOUSE RIVER FRONT ENFIELD TOWN EN1 3TF

DESCRIPTION & SITUATION Nicholas House offers occupiers refurbished office suites; approached via a prestigious entrance foyer and manned Reception area.

This prestige office building is located on River Front, parallel to Southbury Road and within 2 minutes walk of the main multiple retail heart of the town. 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).

- FEATURES**
- CHOICE OF REFURBISHED SUITES**
 - PASSENGER LIFT**
 - NEWLY RE-CARPETED**
 - KITCHEN AREA TO EACH FLOOR**
 - MALE AND FEMALE CLOAKROOM FACILITIES**
 - CAR SPACES AVAILABLE (SEPARATE LICENCE)**

FLOOR AREAS All dimensions and areas are approximate only

First Floor West	197.88 sq m	2,130 sq ft
Second Floor West Rear	83.15 sq m	895 sq ft
Third Floor East Rear	66.42 sq m	715 sq ft

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

RENT £14 per sq ft SUBJECT TO CONTRACT
(Car parking spaces available on a separate licence arrangement at an additional £625 per space per annum).

SERVICE CHG Details upon request

RATES To be advised

LEGAL COSTS Both parties legal costs are to be borne by the incoming tenant.

VIEWING Contact Sole Agents
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