

**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*

**020 8367 5511**

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F: 020 8366 0818

**Also at:**

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Stevenage, Herts SG1 2DX  
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50 Conduit Street  
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W1S 2YT  
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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

|                               |                    |                    |
|-------------------------------|--------------------|--------------------|
| <b>First Floor West</b>       | <b>197.88 sq m</b> | <b>2,130 sq ft</b> |
| <b>Second Floor West Rear</b> | <b>83.15 sq m</b>  | <b>895 sq ft</b>   |
| <b>Third Floor East Rear</b>  | <b>66.42 sq m</b>  | <b>715 sq ft</b>   |

**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  
**BOWYER BRYCE**  
Paul Quy  
020 8370 2539  
paul.quy@bowyerbryce.co.uk

Ref: 004153

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