

TO LET

**PENTHOUSE OFFICE SUITE
WITH 2 CAR PARKING SPACES**

36.23 SQ M (390 SQ FT)



**NICHOLAS HOUSE, RIVER FRONT
ENFIELD TOWN
EN1 3TF**

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

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**
- HIGHLY PRESTIGIOUS TOTALLY SELF CONTAINED SUITE**
 - AIR CONDITIONING UNITS**
 - PASSENGER LIFT**
 - CARPETED**
 - KITCHEN AREA**
 - CLOAKROOM FACILITY**
 - 2 CAR PARK SPACES AVAILABLE (SEPARATE LICENCE)**

FLOOR AREAS All dimensions and areas are approximate only and net internal area.

	(sq m)	sq ft
4th Floor	26.23 sq m	390 sq ft
Total Net Internal Area	26.23 sq m	390 sq ft

TERMS A fully repairing and insuring lease expiring 31/07/2017 with a rent review 01/09/12 outside the security of tenure provisions of the Land & Tenant Act 1954.

RENT £6,240 per annum exclusive (car parking spaces 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 Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011894

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).