

TO LET
2ND FLOOR OFFICE SUITE WITH
TWO SECURE PARKING SPACES
127.01 Sq M (1,367 Sq Ft)



2ND FLOOR OFFICES
94 SILVER STREET
ENFIELD EN1

See important notice overleaf

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Also at:

The Business & Technology Centre
Bessemer Drive
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London
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DESCRIPTION & SITUATION

A second floor office suite with two designated parking spaces. Open plan with separate male and female WCs and kitchen facility. Access to the suite is via a communal entrance, with entry phone system. Key code entry door into suite.

The building is situated on Silver Street, directly opposite Enfield Civic Centre and close to Palace Gardens, Enfield Town's redeveloped Shopping precinct. Bank, Building Societies, Post Office, and major retailers are located in the high street. The A10 is approximately one and a half miles from the property and Junction 25 of the M25 is within about four miles. Enfield Town railway station is approximately half a mile away.

FEATURES

- PROMINENT LOCATION WITH EXCELLENT TRANSPORT CONNECTIONS**
- TWO DESIGNATED SECURE PARKING SPACES**
- GAS CENTRAL HEATING**
- SEPARATE MALE/FEMALE WC'S**

FLOOR AREAS

All dimensions and areas are approximate only

Net Floor Area 127.01 sq m 1,367 sq ft

TERMS

The property is available to let on a new full repairing insuring lease for a term to be agreed.

RENT

£16,500 per annum exclusive SUBJECT TO CONTRACT

SERVICE CHG

On application

RATES

To be advised

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant

VIEWING

Contact Sole Agents
BOWYER BRYCE
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Paul Quay
020 8370 2539

Ref: 011793

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