

TO LET PERIOD OFFICE BUILDING 108.40 SQ M (1,167 sq ft)



**13 WATERWAYS BUSINESS CENTRE
SOUTH ORDNANCE ROAD
ENFIELD EN3 6JJ**

See important notice overleaf

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UNIT 13 WATERWAYS BUSINESS CENTRE SOUTH ORDNANCE ROAD ENFIELD EN3 6JJ

DESCRIPTION & SITUATION A period single storey office building overlooking the River Lee Navigation formerly the local administration offices for British Waterways this opportunity offers a unique working environment rarely found in the Enfield area.

Access to Waterways Business Centre is via Navigation Drive, South Ordnance Road. 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).

FEATURES

- Part Air conditioned
- Gated development
- 24 Hour remotely monitored CCTV
- Parking

FLOOR AREAS Floor areas are Net Internal and approximate only.

Total Net Internal Area 108.40 sq m (1,167 sq ft)

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

RENT Commencing rent £15,000 per annum exclusive.

RATES To be advised

LEGAL COSTS Both parties' reasonable legal costs are to be borne by the ingoing tenant.

VIEWING Contact Sole Agents
BOWYER BRYCE
Ian Stewart or Paul Quy
Contact 020 8370 2534/2539
business.space@bowyerbryce.co.uk

Ref: 011745

Important Notice

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