

**TO LET**  
**OFFICE BUILDING**  
**137.02 SQ M (1,475 SQ FT)**



**FRONT OFFICES**  
**LEASIDE INDUSTRIAL ESTATE**  
**STOCKINGSWATER LANE**  
**ENFIELD EN3 7PH**

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

## FRONT OFFICES LEASIDE INDUSTRIAL ESTATE STOCKINGSWATER LANE ENFIELD

**DESCRIPTION & SITUATION** The private estate forms part of a thriving industrial/commercial area in the heart of Brimsdown. The subject office building is located on the south side of Stockingswater Lane adjacent to the Makro Superstore and provides ease of access to the A1055 Mollison Avenue (North South Route) which in turn provides access to the M25 motorway at Junction 25 and the North Circular Road (A406) and the A10 Great Cambridge Road. Brimsdown Mainline Station is within walking distance of the property.

An attractive brick elevated 2 storey office building with private/customer parking to the front.

**FEATURES**

- PRIVATE ESTATE
- RESERVED CAR PARKING SPACES
- 24 HOUR ACCESS
- GAS CENTRAL HEATING

**FLOOR AREAS** All dimensions and areas are approximate only measured on a Net internal basis

	(sq m)	sq ft
<b>Total Area</b>	<b>137.02 sq m</b>	<b>1,475 sq ft</b>

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

**RENT** £14,000 per annum  
SUBJECT TO CONTRACT

**RATES** To be advised

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

**VIEWING** Strictly by appointment through  
BOWYER BRYCE  
Ian Stewart  
020 8370 2534  
ian.stewart@bowyerbryce.co.uk  
Paul Quy  
020 8370 2539  
paul.quy@bowyerbryce.co.uk

Ref: 011831

### 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).