

TO LET

LOCK UP SHOP/OFFICE A1/A2

153.22 SQ M (1,650 SQ FT)



**187 BAKER STREET
ENFIELD
EN1 3JT**

See important notice overleaf

020 8367 5511

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Also at:

The Business & Technology Centre
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Stevenage, Herts SG1 2DX
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London
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GROUND FLOOR OFFICES, 187 BAKER STREET, ENFIELD, EN1 3JT

DESCRIPTION & SITUATION A ground floor office mostly open plan with separate male and female WC's and kitchen facility. Access to the suite is via an entry phone system with key code entry door into suite.

The building is situated on Baker Street, with Enfield Town less than 1 mile to the south giving good access to Enfield Town Railway Station. 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**
- COURTYARD GARDEN**
- AIR CONDITIONING**
- SEPARATE MALE/FEMALE WC'S**
- SECURITY GRILLES ON WINDOWS**

FLOOR AREAS All dimensions and areas are approximate only

Net Floor Area	153.22 sq m	1,650 sq ft
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TERMS The property is available to let on a new full repairing insuring lease for a term to be agreed.

RENT £15,000 per annum exclusive **SUBJECT TO CONTRACT**

RATES Rateable Value £20,750
Payable 2010/11 £8,590.50

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

VIEWING Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011845

Important Notice

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