

# TO LET

# EDMONTON GREEN SHOPPING CENTRE

## VARIOUS USES – OFFICES, D1, & D2 (STP)



# EDMONTON GREEN SHOPPING CENTRE

EDMONTON, N9 0TZ



Edmonton Green is situated in the London borough of Enfield. The area is a busy suburban town located approximately 10 miles north of Central London, 2.5 miles south of Enfield and 4 miles north-east of Wood Green. Being situated within a popular borough with an approximate resident population of 300,000. Of this population, roughly 39% of these residents live within a 10 minute drive of Edmonton Green. The town is also served well by road links (North Circular, A10, and M25) as well as rail links (under 30 minutes into the City or West-End).

## Description

The space is arranged predominantly as open-planned, although some partitioning has been carried out within.

## Amenities

- Passenger lift
- Full time building management and security
- Private car park spaces available
- Shopping centre location
- Excellent Transport links
- Benefiting from local restaurants and café

## Accommodation

Building	ft <sup>2</sup>
Unit 5	544

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

## Lease:

A new Full Repairing and Insuring lease on flexible terms.

## Rent:

Unit 5 £8,160 pax plus VAT.

## Service:

TBC

## VAT:

Applicable

## Business Rates:

London Borough of Enfield

Interested parties are advised to make their own enquiries with the Local Authority.

## EPC Title:

TBC

## Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

## Viewing:

By appointment with sole agents

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