

TO LET

38A THE TOWN, ENFIELD, LONDON, EN2 6LA



REFERENCE: AMP3986

- TWO-STORY SITE WITH F1 USE
- APPROXIMATELY 1,350 SQ. FT
- COMPRISES OF SEVERAL CLASSROOMS/OFFICE SPACES, KITCHEN AND WC FACILITIES
- SELF-CONTAINED ACCOMMODATION WITH PRIVATE ENTRANCE
- ON STREET PARKING AVAILABLE

ALEX MARTIN
COMMERCIAL

38A THE TOWN, ENFIELD, LONDON, EN2 6LA



DESCRIPTION

This two-storey property with F1 (Formerly D1) use is based in the heart of Enfield sitting above Haart estate agents just off of London Road. It is approximately 1,350 sq. ft over two floors which comprises of several classrooms/office spaces, kitchen and WC facilities. The site has been newly refurbished and has excellent natural light.

Enfield Town Station Is 150 meters away providing Overground services and bus services are readily available, the A10 being a short drive away meaning you have easy access to the A406 or M25. The Palace Gardens Shopping Centre is nearby providing many Retail stores, Supermarkets and Restaurants.



TWO-STOREY SITE WITH F1 USE

ALEX MARTIN
COMMERCIAL



LOCATION

This two-storey site is situated in the centre of Enfield facing Southbury Road in conjunction with London Road. Enfield Town Station is 150 meters away providing you with Overground services and bus routes readily available. The property sits above Haart estate agents and is a short walk away from Palace Gardens Shopping centre with many Retail stores, Supermarkets and Restaurants nearby such as; Waitrose, H&M and Nando's.

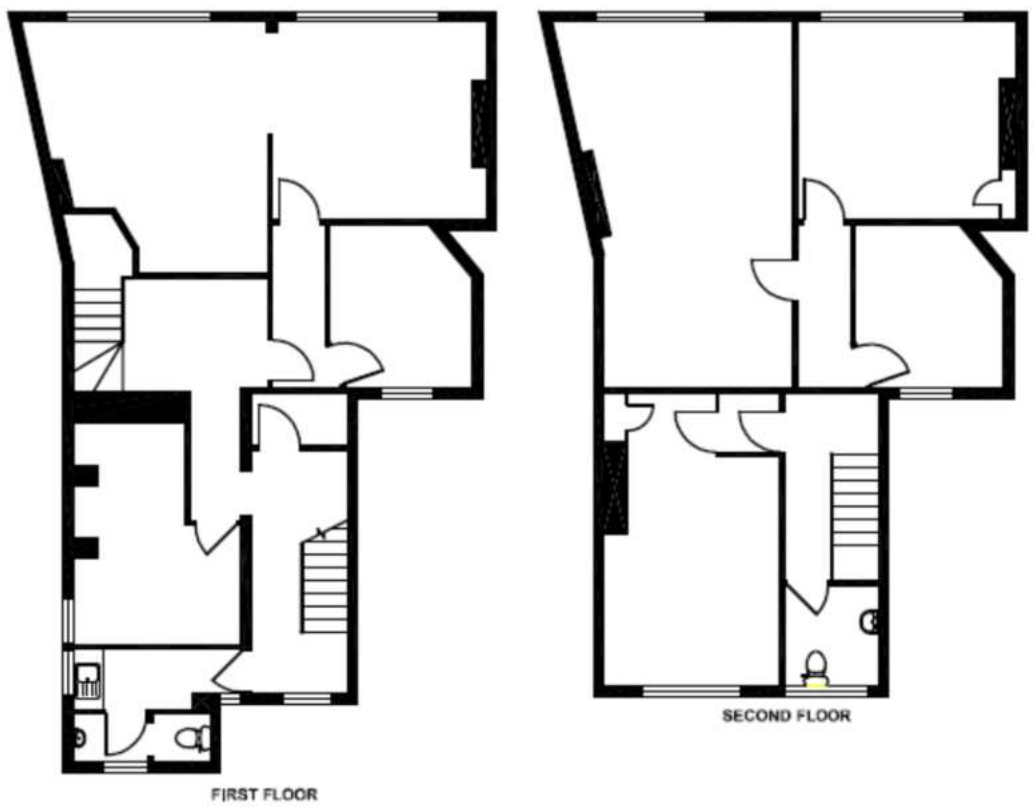
The A10 is a short drive away connecting you to the M25 or A406 whether you need to get in or out of London there is easy access.



TWO-STOREY SITE WITH F1 USE

ALEX MARTIN
COMMERCIAL

FLOOR PLAN



ACCOMMODATION

Total: 1,350 sq.ft.

TERMS

£35,000 per annum.

VAT

Not applicable.

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



ALEX DAWSON
E alex@alexmartin.co.uk
M 07949 745533
T 020 7100 2348



BEN OLDSTEIN
E ben@alexmartin.co.uk
M 07824 098820
T 020 7100 2348

TWO-STOREY SITE WITH F1 USE

ALEX MARTIN COMMERCIAL
ALPHA HOUSE,
100 BOROUGH HIGH STREET.
LONDON, SE1 1LB

WWW.ALEXMARTIN.CO.UK