

OFFICES

9,867 SQ FT

TO LET



7th Floor, Civic Centre, Silver Street, Enfield EN1 3XA

Location

The Civic Centre is located on Silver Street, a short distance from town centre amenities including the Palace Garden Shopping Centre. Enfield Town Railway Station is within a few minutes' walk providing frequent services to London Liverpool Street and West End via Seven Sisters (Victoria Line) with a travelling time of less than 30 minutes.

Access to and from Enfield is also good with Junctions 24 and 25 of the M25 (A1000 & A10 Intersections) 2.5 miles to the north and the A406 North Circular Road is 4 miles to the south.

The Property

The Civic Centre is the London Borough of Enfield's main office location and has been the subject of major refurbishment to provide modern office accommodation.

The 7th Floor is accessed via passenger lifts from the main ground floor entrance.

The accommodation is currently arranged as largely open plan space with a number of private offices and meeting rooms together with staff breakout area.

There is onsite parking, and the tenant will have access to the onsite café located on the ground floor.



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Amenities

- Passenger lifts
- Suspended ceilings
- Recessed lighting
- Airconditioning
- Raised floors
- Staff breakout area
- Communal WCs
- Onsite Café

Accommodation

The property has been measured in accordance with the RICS Code of Measurement on a NIA basis:

7th Floor - 9,867 sq ft

Terms

The floor is available on a new full repairing and insuring lease for a term by negotiation.

Lease

Rent on Application

Business Rates

To be advised.

Service Charge

To be advised.

Energy Performance Rating



Legal Costs

The tenant will be responsible for the Landlord's legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700

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sbh Page & Read conditions under which particulars are issued.

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