

To Let – Refurbished Town Centre Offices



30-38 London Road, Enfield, Greater London, EN2 6EF

1,506 - 4,165 Sq. Ft

£12.50 per sq. ft

- Prominent high street location
- Undergoing refurbishment
- Suitable for a variety of uses within Use Class (E)
- 7 car parking spaces

Location:

The property is situated within the Enfield Town conservation area, in a terraced retail parade to the eastern side of A105 London Road on the south eastern periphery of Enfield Town Centre and opposite is the western pedestrian access to the Palace Gardens Shopping Centre where multiple traders are represented. The A10 Great Cambridge Road is easily accessible and in turn provides access to the A406 North Circular Road to the South and M25, Junction 25 to the north. Enfield Town and Enfield Chase Overground stations are within easy walking distance, whilst various bus routes serve the area.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Suite 30a	2,658	246.93
Suite 36a	1,506	139.91
Total	4,165	386.93

Areas quoted are approximate and should not be held as 100% accurate.

Terms:

Available on a new effective full repairing and insuring lease for a term to be agreed at a rent of:

Suite 30a - £33,225 per annum
Suite 36a - £18,825 per annum

The building has been elected for VAT and therefore, payable on the rent.

Service Charge:

There is a contribution towards the repair and maintenance of the external and common parts of the building. Further information available upon request.

Description:

The property is prominently located on London Road and comprises two self contained first floor office suites above a parade of terraced retail units. The property is accessed via two separate street level entrances which lead up to the first floor accommodation giving the possibility to split or take as a whole. The property is undergoing a moderate refurbishment and benefits from high levels of natural light, w/c and kitchen facilities in both suites, CAT V data cabling, and 7 car parking spaces to the rear allocated as follows:

Suite 30a - 4 spaces
Suite 36a - 3 spaces

Business Rates:

From enquiries, we understand that from April 2023 the offices will have a rateable value of:

Suite 30a - £35,500 (Rates payable in the order of **£17,715**)
Suite 36a - £20,250 (Rates payable in the order of **£10,105**)

Interested parties are advised to contact the relevant Local Authority for further information.

EPC:

D-81

Viewings:

For viewings and further information please contact:

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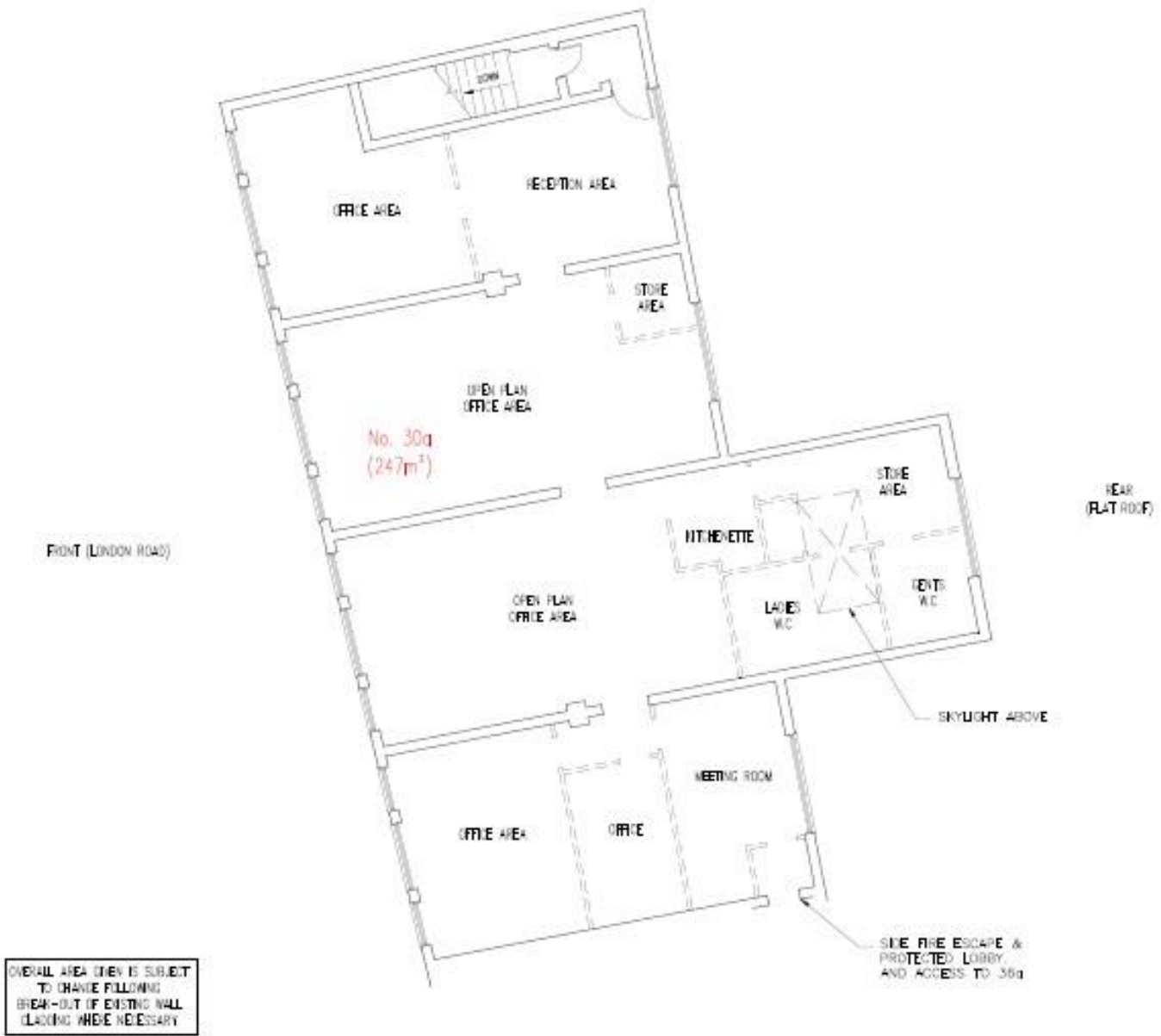
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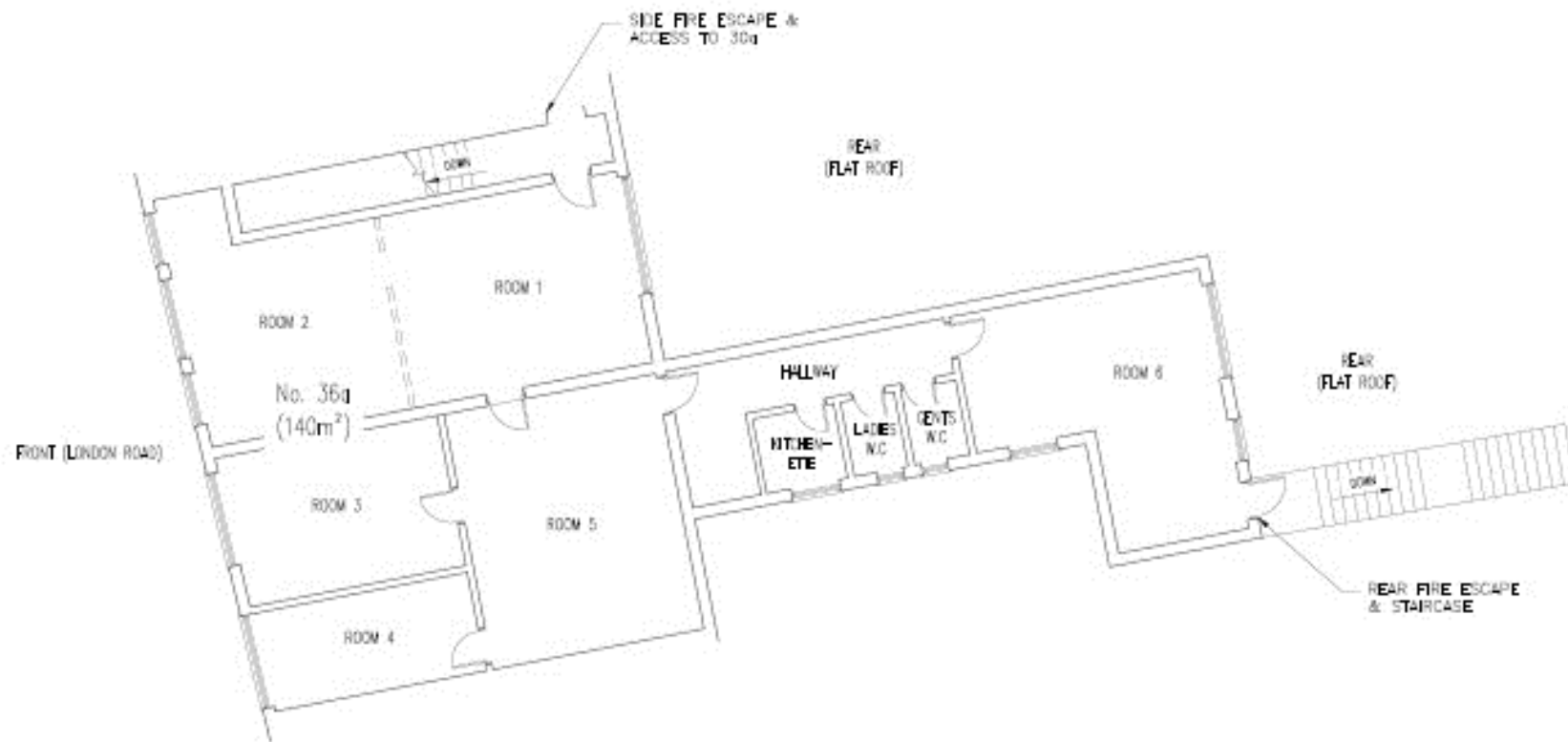


EXISTING No. 30a FLOOR LAYOUT PLAN

1:125



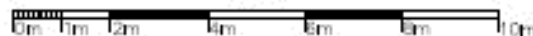
KEY	
EXISTING STRUCTURAL WALLS	—————
NON-STRUCTURAL WALLS	- - - - -



OVERALL AREA GIVEN IS SUBJECT TO CHANGE FOLLOWING BREAK-OUT OF EXISTING WALL (LOADING WIDE NECESSARY)

EXISTING No. 36a FLOOR LAYOUT PLAN

1:125



KEY	
EXISTING STUD/ NON-STRUCTURAL WALLS	-----