

**TO LET**

**>D KirkbyDiamond**



**Mitre House  
66 Abbey Road  
Enfield  
Greater London  
EN1 2QN**

**2<sup>nd</sup> Floor Office  
2,897 Sq. Ft (269.13 Sq. M)  
£57,215 per annum exclusive**

- Well presented modern town centre office
- Within walking distance of Bush Hill Park train station
- 5 allocated car parking spaces
- Benefits from good levels of natural light

## Location:

Situated within Mitre House, a multi-tenanted office building on Abbey Road, Enfield. The property is within walking distance of Bush Hill Park train station (0.2 miles) with links to Central London in 40 minutes and local amenities on St Mark's Road (0.2 miles). It is also a short distance from the A10 (0.5 miles) which is the main arterial route from the M25 (3.9 miles).

## Description:

Comprises a predominantly open plan second floor office of which presents very well and benefits from good levels of natural light from windows to the front and rear elevations, surface mounted cat II florescent lighting, perimeter trunking with inset cat IV data cabling, modern kitchen facilities, a number of partitioned office/meeting rooms, and a storage/server room. The property also benefits from 5 secure allocated under croft parking spaces.

## Terms:

To be let on a new effective full repairing and insuring lease for a term to be agreed at a rental of **£57,215** per annum exclusive.

## Service Charge:

There is a contribution towards the repair and maintenance of the common areas.

More information available upon request.

## VAT:

From enquiries we understand that VAT is payable at the appropriate rate where applicable.

## Accommodation:

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

| Accommodation       | Sq. Ft | Sq. M  |
|---------------------|--------|--------|
| Second Floor Office | 2,897  | 269.13 |

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

## Business Rates

From enquiries we understand that from April 2023 the offices will have a rateable value of £35,000 with rates payable in the order of **£17,465** per annum.

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

## EPC:

TBA

## Viewings:

For further details please contact the sole agents:

### Chris Richards

07983 775684

[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

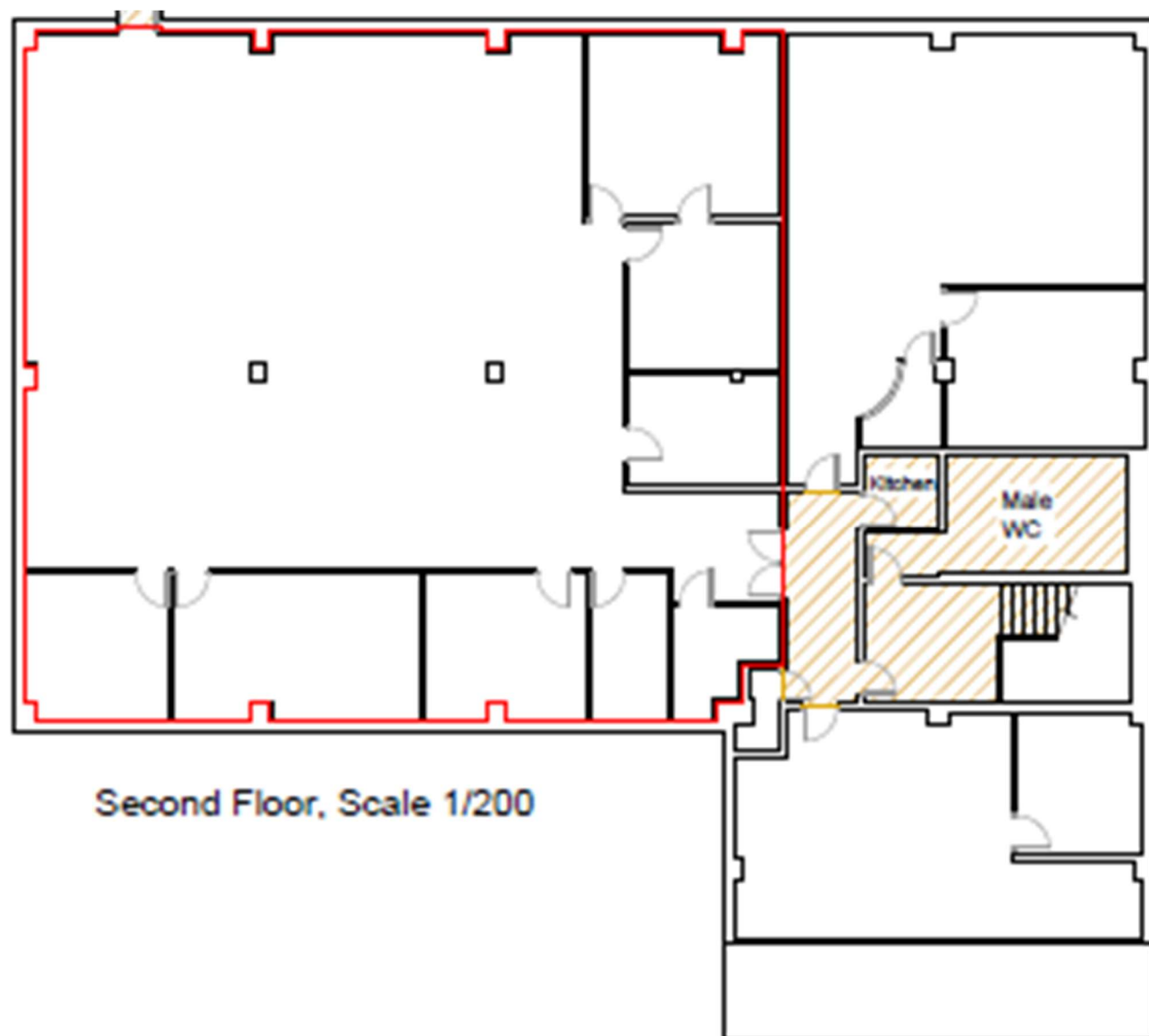
### Matthew Bowen

01727 222 181

[matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)



Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP



Second Floor, Scale 1/200