

TO LET/MAY SELL

>D KirkbyDiamond



**Units 1-3
8 Kinetic Crescent
Enfield
EN3 7XH**

**Modern Office / High-Tech
Building(s)**

**6,216 – 19,161 Sq. Ft
(577.48 – 1,780.08 Sq. M)**

- Within 2 miles of M25/A10 (Junction 25)
- Available as individual buildings or combined
- Modern office building(s) which also suit high-tech, educational, medical and leisure uses
- Good parking ratio of 1:237 sq ft (81 spaces total)
- Flexible lease terms available

Location:

Kinetic Crescent comprises a modern estate with a number of surrounding office buildings within Innova Business Park. The building overlooks a lake and grassed area and is within walking distance of Enfield Lock mainline train station with services into London Liverpool Street (25 minutes). There are good road communication links:

A10 (2 miles)
M25 Junction 25 (2 miles)
M11 Junction 6 (10 miles)

Description:

Comprising 3 adjoining modern office buildings with accommodation arranged over ground and first floors. Whilst fitted out to a modern office specification with air conditioning and suspended ceilings with recessed LED lighting, the buildings would also suit high tech use with good floor to ceiling heights to the ground floor and double door access to front and rear. The buildings would also suit educational, medical or leisure uses.

There is good parking provision with a ratio of 1:237 sq ft (81 spaces total).

Terms:

Flexible lease terms are negotiable and rent/price available upon request. VAT is payable on the rent/purchase price.

Service Charge/Estate Charge:

Available upon request.

EPC:

B – 49

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Accommodation:

The property has been measured on a net internal basis in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Core 1	6,393	594
Core 2	6,216	577
Core 3	6,552	609
Total	19,161	1,780

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

Business Rates:

Available on request, but from enquiries we understand the current rates payable in the order of **£7 per sq ft** per annum

Viewings:

For further details please contact the joint agents:

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