

TO LET – OFFICE SUITE



2nd Floor Suite Mitre House, 66 Abbey Road, Enfield, EN1 2QN

1,345 – 2,703 Sq. Ft (124.95 – 251.11 SqM)

£25 per sq ft exclusive

- Well presented modern office suite
- Suitable for a variety of occupiers within Use Class (E) i.e. Financial and professional
- Partitioned directors office/meeting room
- Good levels of natural light

Location:

The property is situated within Mitre House, a multi-tenant 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:

The property comprises a modern office suite situated within Mitre House, a multi-tenanted office building. The office is currently one large, predominantly open plan suite but could be divided into two smaller suites. The office benefits from good levels of natural lighting, perimeter trunking with inset cat IV data cabling, surface mounted cat II fluorescent lighting and modern kitchen facilities. There are a total of 5 parking spaces in the secure undercroft car park.

Terms:

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £25 per sq ft exclusive.

VAT:

We have been advised that the property has been elected for VAT and therefore, payable at the appropriate rate where applicable.

Service Charge:

There is a contribution to the maintenance of the common areas. More information available upon request.

Accommodation:

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a net internal basis.

Accommodation	Sq Ft	Sq M
Second Floor Suite A	1,358	126.16
Second Floor Suite B	1,345	124.95
Total	2,703	251.11

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

Business Rates:

From enquiries we understand that from April 2023 the rates payable of the whole office is approximately £17,465 per annum but would need to be reassessed if the office were to be split which will reduce the rates payable.

EPC:

TBC

Viewings:

For viewings and further information please contact:

Hugo Harding

01727 222 182

07425 243 317

hugo.harding@kirkbydiamond.co.uk

Matthew Bowen

01727 222 181

matthew.bowen@kirkbydiamond.co.uk

**DISCLAIMER**

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