



**Bowyer  
Bryce**  
Part of **KirkbyDiamond**

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# TO LET



**2A Florence Avenue, Enfield, EN2 8DE**

**601 SqFt (55.88 SqM)**

**£12,000 Per Annum Exclusive**

**Business/Office Unit With  
Parking Space**

- Car parking for one car
- Separate storage area accessed by roller shutter door
- Recently refurbished to a good standard
- Air conditioning system

## Location

The premises are located just off Windmill Hill (A110) which is close to Enfield Town Centre. Enfield Chase mainline station is within easy walking distance and the area is well served by local bus routes and shops.

## Description

A detached single storey building comprising two rooms, WC and storage area, accessed by roller shutter door. The premises have the advantage of one designated car parking space.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £12,000 per annum exclusive.

Premium Offers invited.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £9,500

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

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

Accommodation	Sq M	Sq Ft
<b>Total</b>	<b>55.88</b>	<b>601</b>

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

## EPC

C-62

## Viewings

For viewings and further information please contact:

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