

TO LET



Right Hand Suite, 12 Oakwood Parade, Queen Annes Place, Enfield, EN1 2PX

586 SqFt (54.43 SqM)

£14,650 Per Annum Exclusive

Modern Character Office

- Modern self-contained ground floor character offices in prominent position.
- Suitable for a variety of uses including retail, offices, financial services, clinics, day nurseries, day centres, gymnasiums/recreational uses.
- Adjoining Bush Hill Park Overground Station servicing Enfield Town and Liverpool Street with Underground connections.

Location

The property commands a bold position on the south east corner of Queen Annes Place at its junction with Park Avenue/First Avenue being virtually adjacent to Bush Hill Park Overground station serving both Enfield Town & Liverpool Street with Underground connection at Seven Sisters (Victoria Line).

Description

Self-contained suite which are available immediately is of modern design and in open plan format and form part of a two storey brick built mixed use building.

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 £14,650 exclusive.

VAT

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

Business Rates

Rateable Value – £TBA

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
Ground Floor Right Hand Suite	54.43	586

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

EPC

B-41

Viewings

For viewings and further information please contact:

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