

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:

Hugo Harding

01727 222 182

07425 243 317

hugo.harding@kirkbydiamond.co.uk

Matthew Bowen

07442 820 386

matthew.bowen@kirkbydiamond.co.uk

Ian Harding

07956 374326

ian.harding@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