

TO LET



Part of 7 Stockingswater Business Centre, Stockingswater Lane, Enfield, EN3 7JX

1,070 SqFt (99.44 SqM)

£32,000 Per Annum Exclusive

Office/Business Unit

- Refurbished offices/business space with comfort cooling
- 1GB of Broadband available
- New decorations, ceilings, carpets throughout
- Shared quality kitchen and WC facilities
- Boardroom – available for bookings
- 2 car spaces

Location

The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue (North/South Route) which connects northwards to the A10/M25 at Junction 25 and southwards to the A406 North Circular Road. Brimsdown Overground Station is within 5 mins walking and has regular services to London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line).

Description

The available space forms part of a mid terraced unit and has been refurbished to provide offices at both ground and first floors. (The ground floor could be used for small item storage without the use of the main shutter door).

Terms

The premises are available on a new full repairing and insuring lease for a term of up to 3 years outside of the Landlord & Tenant Act. The rent is fully inclusive of rent, rates, service charge and utilities at a rent of £32,000 per annum 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 Office/Store	58.22	626
First Floor Offices	41.22	444
Total	99.44	1,070

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

EPC

D-80

Viewings

For viewings and further information please contact:

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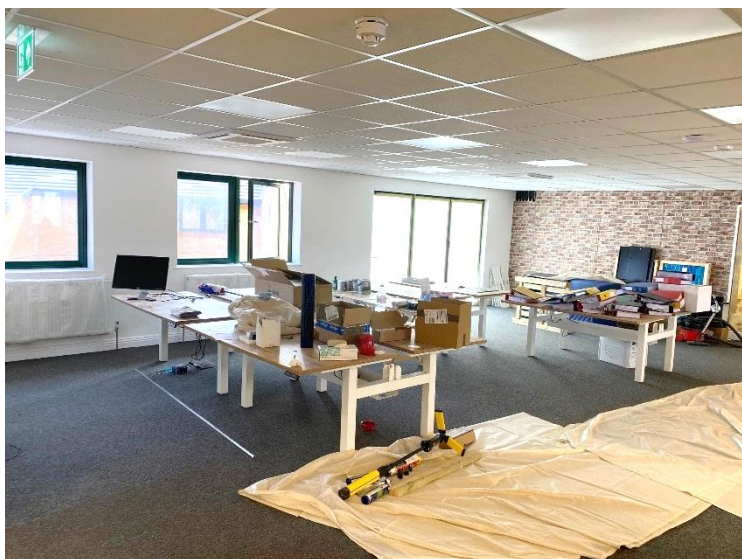
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