

## TO LET – PRIME TOWN CENTRE OFFICE SUITES



### **Nicholas House Business Centre, River Front, Enfield, EN1 3TF**

**390 – 3,681 Sq. Ft (36.23 - 197.88 Sq. M)**

**Rent on application**

- **Prestigious Business Centre within 100m of Enfield Town centre & Overground Station**
- **Variety of size and specification options available**
- **Flexible lease terms**
- **Manned reception and communal facilities**
- **Excellent data connectivity**

**Location:**

Situated on River Front, parallel to Southbury Road and within 2 minutes walk of the main bustling retail heart of Enfield Town. Diagonally opposite is Enfield Town Overground Station (Liverpool Street approximately 35 minutes) with underground connections at Seven Sisters (Victoria Line) and Liverpool Street (Metropolitan & Circle Lines). There are good road communication links:

A10 (1 mile)  
M25 Junction 25 (3.2 miles)

**Description:**

Nicholas House comprises a prestigious and popular five-storey business centre within the heart of Enfield Town. A variety of sizes and specifications are available and the building benefits from excellent natural light to each suite, on-site parking which is allocated on a sq ft basis, manned reception, 24/7 access, excellent data connectivity, kitchens and W/C's, disabled access.

**Terms:**

Flexible and fixed lease terms are available. No VAT is payable on the rent.

**Service Charge:**

There is a charge payable for the maintenance and repair of the common parts of the building. Further information available upon request.

**EPC:**

TBA

**Accommodation:**

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

Accommodation	Sq Ft	Sq M
2 <sup>nd</sup> Floor West Rear	895	83.15
3 <sup>rd</sup> Floor East Rear	715	66.42
3 <sup>rd</sup> Floor East Front	544	50.53
3 <sup>rd</sup> Floor West Front	1,137	105.62
4 <sup>th</sup> Floor Penthouse	390	36.23
<b>Total</b>	<b>3,681</b>	<b>341.97</b>

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

**Business Rates:**

Details available upon request

**Viewings:**

For viewings and further information please contact the sole agents:

**Hugo Harding**

07425 243 317

[hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

**Matthew Bowen**

01727 222 181

[matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)

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