

SECOND FLOOR OFFICES TO LET

1,410 sqft (131 m²)

94 SILVER STREET, ENFIELD, EN1 3TW



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property, Tel: 020 8886 7449, Email: jeremy@dangerfieldproperty.co.uk
Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrobian Business Village, Bessborough Road, Harrow, HA1 3EX

Location:

The premises are located on the western side of Silver Street, immediately opposite the Civic Centre, close to the centre of Enfield Town.

Enfield Town Overground Station is approximately 300m away, providing rail services to Liverpool Street, via Seven sisters (Victoria Line Underground) and Enfield Chase Overground Station is approximately half a mile to the west with direct services to Moorgate via Finsbury Park (Piccadilly and Victoria Underground lines) and Hertford.

Junctions 24 & 25 of the M25 are both approximately 3 miles to the north and the A10 is less than a mile to the east, providing access to the North Circular Road (A406) to the south.



Description:

The premises comprise a second floor office suite with excellent natural light, arranged to provide mainly open plan space with kitchen and male and female toilets. Two car parking spaces are provided in the gated private car park at the rear of the property.

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Floor Areas:

Net internal floor area:

First Floor 1,410 sqft (131 m²)

Lease Terms:

A new effective full repairing and insuring lease for a term by arrangement, subject to periodic upward only rent reviews.

Rent:

£31,000 per annum exclusive.

Business Rates:

Interested parties are advised to make their own enquiries to www.voa.gov.uk.

EPC

Band D - 76

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Sole Agent:

Dangerfield Property

Jeremy Dangerfield

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