



Office Suite

TO LET

1,022 sq ft

**Fifth Floor, Refuge House, 9-10 River Front,
Enfield, EN1 3SZ**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

Refuge House is located on the corner of Fyfield Road and River Front running parallel with Southbury Road (A10). The building is centrally located close to the Civic Centre and all town centre amenities including the Palace Gardens Shopping Centre.

Enfield Town mainline station is directly opposite providing a frequent service to the City (Liverpool Street), and to the West End (via Seven Sisters Victoria Line interchange), with a travelling time of less than 30 minutes. There are 12 bus routes passing by the building.

Access to and from Enfield by road is also good with Junction 24 and 25 of the M25 (the A1000 and 10 intersections), 2.5 miles to the north and the A406 North Circular Road is 4 miles to the south.

Description

The accommodation comprises a fifth floor suite arranged as an open plan area with a private office and benefits from the following amenities:

Amenities

- Suspended ceilings
- Central heating
- Perimeter trunking
- Recessed lighting
- Entry phone system
- One parking space
- Fitted kitchen

Accommodation

We have measured the suite in accordance with the 5th Edition of the RICS Code of Measurement and calculate the following areas.

Fifth Floor : **1,022 sq ft**

Lease

The suite is held on a FRI Lease for a term expiring 28th May 2017 at a rent of £14,000 per annum exclusive.

Terms

The Lease is available for assignment or on a new sub-lease to 26th May 2017 at a rent of £17,000 per annum exclusive. A longer lease may be available by negotiation.

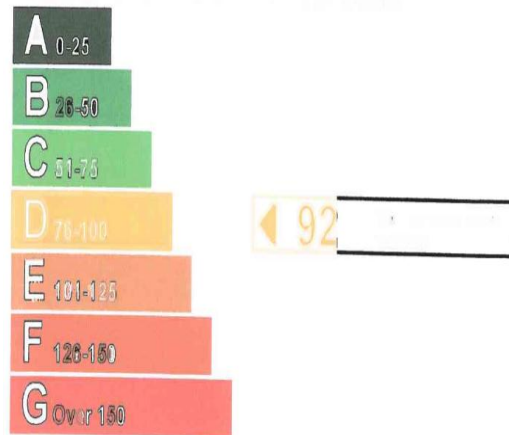
Business Rates

To be advised

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Asset Rating



Viewing/Further Information

Strictly by appointment through Sole Agents:

sbh Page & Read

Cliff Bonnett/Ben Pater

020 8342 2700

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