

OFFICE

**BUSINESS
SPACE
AGENCY**



TO LET



UNIT 4 OSPREY HOUSE, TRINITY BUSINESS PARK, CHINGFORD E4 8TD

HYBRID OFFICE/ STUDIO BUILDING OF 3,950 SQ FT

- **GOODS LOADING TO GROUND FLOOR**
- **AIR CONDITIONING/HEATING**
- **APPROX. 6 PARKING SPACES**
- **EXCELLENT ROAD ACCESS**

LOCATION

Trinity Park is located adjacent to the A406 North Circular Road approximately midway between Hall Lane and Crooked Billet Roundabout accessed from the eastbound carriageway. The M11 motorway is located 2 miles east providing immediate access to the M25.

DESCRIPTION

The premises comprise a mid-terrace two storey hybrid office and studio/warehouse property on a well-established business park. The property is arranged to provide mainly clear space on each floor with the ground floor given to functional warehouse/workshop use and the first floor fitted as offices.

HYBRID OFFICE/ STUDIO BUILDING OF 3,950 SQ FT

ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground Floor	1,975	183.50
1 st Floor	1,975	183.50
TOTAL	3,950	367.04

TERMS

A new lease is to be granted on a full repairing and insuring basis at a rent of £14.00 per sq ft.

RATEABLE VALUE

RV to be re-assessed but rates payable are estimated to be circa £5.50 per sq ft per annum.

SERVICE CHARGE

A service charge is payable in respect of the maintenance of the estate. The service charge for the year to 31st December 2015 is estimated to be £4,159.



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly.

CONTACT

For further details on these and many other available properties please contact:



Ivan Scott
020 3141 3606
i.scott@glenny.co.uk

NORTH LONDON & HERTFORDSIRE 020 8367 2334

1 Crossfield Chambers, Gladbeck Way
Enfield, Middlesex, EN2 7HR

13 May 2016

Joint Agent

Chris Cornhill Savills 020 8509 4404

Misrepresentation Act 1967 Glenny LLP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

1. All descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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. 2. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Glenny LLP has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Maps are reproduced under © Crown Copyright 2010. All Rights reserved.

Licence number 100020449.



ARCHITECTURE



ASSET & PROPERTY
MANAGEMENT



BUILDING
CONSULTANCY



BUSINESS
SPACE AGENCY



INVESTMENT



PROFESSIONAL
SERVICES



RESIDENTIAL
DEVELOPMENT



REGENERATION &
INFRASTRUCTURE



RESEARCH