

# OFFICE

**BUSINESS  
SPACE  
AGENCY**



**TO LET**



## REFUGE HOUSE, 9 - 10 RIVER FRONT, ENFIELD EN1 3SZ

### OFFICE SUITE 1,022 SQ FT

- **SUSPENDED CEILINGS WITH FLUORESCENT LIGHTING**
- **PERIMETER TRUNKING**
- **FITTED KITCHEN**
- **1 CAR PARKING SPACE**

### LOCATION

The premises are located on the corner of Fyfield Road and River Front, running parallel with Southbury Road (A10) a few hundred metres east of the town centre with its excellent shopping, restaurant and banking amenities. Enfield Town mainline station is directly opposite providing a frequent service to Liverpool Street. The M25 (junction 25) is located 2.5 miles to the north whilst the A406 is 2 miles to the south.

### DESCRIPTION

The accommodation comprises a fifth floor refurbished centrally heated suite accessed from a ground floor reception with passenger lift. There are WC's within the common area.

## REFUGE HOUSE, 9 - 10 RIVER FRONT, ENFIELD EN1 3SZ

**OFFICE SUITE 1,022 SQ FT**

### ACCOMMODATION

FLOOR	SQ FT	SQ M
TOTAL	1,022	94.94

### TERMS

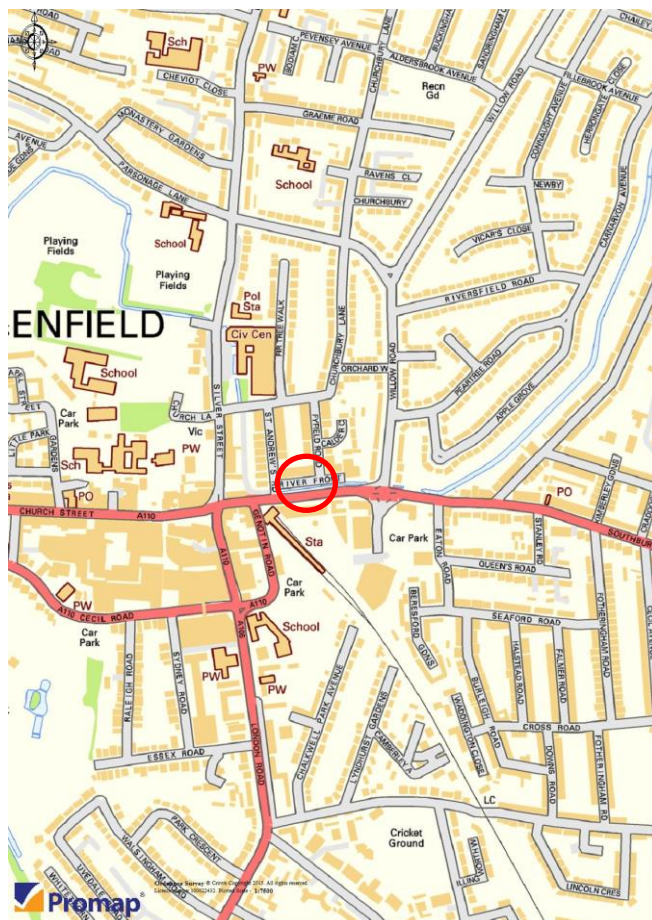
The suite is available on a new lease for a term until March 2020 at a rent of £18,907 per annum exclusive of VAT.

### RATEABLE VALUE

£5,336.39 payable in the current year.

### SERVICE CHARGE

A service charge is payable in respect of the maintenance of common areas. The figure payable in the current year amounts to approximately £4,780 to include heating charges.



### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate: D-92



## CONTACT

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



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



**Peter Ley**  
020 3141 3601  
p.ley@glenny.co.uk

**NORTH LONDON & HERTFORDSIRE 020 8367 2334**  
1 Crossfield Chambers, Gladbeck Way  
Enfield, Middlesex, EN2 7HR  
July 2017

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