

# OFFICE

**BUSINESS  
SPACE  
AGENCY****TO LET**

## SECOND FLOOR EAST SUITE, REFUGE HOUSE , 9-10 RIVER FRONT, ENFIELD EN1 3SZ

### COMFORT COOLED OFFICE SUITE OF 1,992 SQ FT (185.06 SQ M)

- **SUSPENDED CEILINGS**
- **CENTRAL HEATING**
- **PERIMETER TRUNKING**
- **RECESSED LIGHTING**
- **ENTRY PHONE SYSTEM**
- **SECURE PARKING FOR THREE CARS**
- **FITTED KITCHEN**
- **COMFORT COOLING**

### 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 suite on the second floor east of the building.

**WELL PLACED****PROPERTY ADVISORS**

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### ACCOMMODATION

FLOOR	SQ FT	SQ M
TOTAL	1,992	185.06

### TERMS

New lease on an effective FRI basis for a term to be agreed. £18.50 per sq ft.

### RATEABLE VALUE

We have researched the Valuation Office website and this property is entered on the 2017 listing with a rateable value of £27,750. Rates payable £13,597 for the year to April 2019.

### SERVICE CHARGE

A service charge is payable in respect of the maintenance of common areas. The charge is estimated to be £5.50 per sq ft in the current year.



### ENERGY PERFORMANCE CERTIFICATE

Certificate Ref No: 0980-6919-0340-6260-3040  
Rating: 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

November 2018

SBH Page & Read  
Cliff Bonnett  
020 8342 2700

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