

BUSINESS

SPACE AGENCY

OFFICE

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.

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ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|-------|-------|--------|
| TOTAL | 1,992 | 185.06 |

TERMS

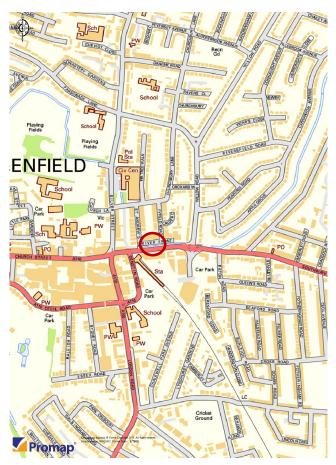
New lease on an effective FRI basis for a term to be agreed. $\pounds 18.50 \mbox{ per sq ft.}$

RATEABLE VALUE

We have researched the Valuation Office website and this property is entered on the 2017 listing with a rateable value of $\pounds 27,750$. Rates payable $\pounds 13,597$ 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 $\pounds 5.50$ 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:



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November 2018

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