

TO LET

895 Sq Ft (83.15 Sq M)

- › Prestigious Business Centre within 100m of Enfield Town centre & Overground Station
- › Variety of size and specification options available
- › Flexible lease terms
- › Manned reception and communal facilities
- › Excellent data connectivity



Nicholas House - 2nd Floor West Rear

River Front, Enfield, EN1 3TF



LOCATION

- Located on River Front, parallel to Southbury Road and within 2 minutes walk of the main retail heart of Enfield Town bustling with national and independent retailers, cafes and restaurants all within a short walk
- Diagonally opposite is Enfield Town Station (Liverpool Street approximately 35 minutes) with underground connections at Seven Sisters (Victoria Line) and Liverpool Street (Metropolitan & Circle Lines)
- There are good road communication links too with River Front being accessed from Southbury Road which gives access to the A10 (1 mile) and the M25 Junction 25 (3.2 miles)

 what3words

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 Google Maps

[Click here](#)



DESCRIPTION

- Five-storey office building within the heart of Enfield Town currently offering accommodation of varying sizes up to 2,130 sq ft
- The building benefits from parking which is allocated on a square footage take up basis, a manned reception, 24/7 access, kitchens and W/C's within the common parts of each floor, and a passenger lift
- Each suite has its own entrance, underfloor and perimeter trunking, open plan & glass partitioned offices
- Shared WC's and kitchen facilities within the common parts

TERMS

Available by way of a new FRI lease for a term to be agreed. Rent available on application.

ACCOMMODATION (Net Internal Area*)

Floor	SQ M	SQ FT
2nd Floor	83.15	895

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: Available upon request

Service Charge: Available upon request

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