

FOR SALE/TO LET

6,216 - 19,161 Sq Ft

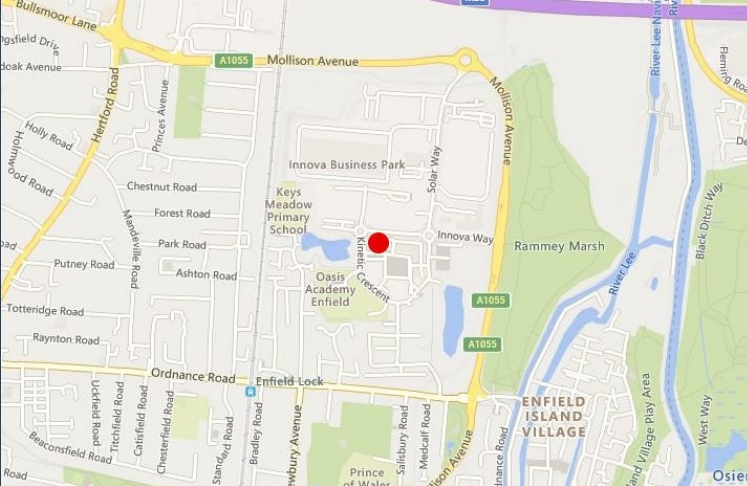
(577.47 - 1,780.06 Sq M)

- Within 2 miles of M25/A10 (Junction 25)
- Available as individual buildings or combined
- Modern office building(s) which also suit high-tech, educational, medical and leisure uses
- Good parking ratio of 1:237 sq ft (81 spaces total)
- Flexible lease terms available



8 Kinetic Crescent

Enfield, EN3 7XH



LOCATION

- Kinetic Crescent comprises a modern estate with a number of surrounding office buildings within Innova Business Park.
- The building overlooks a lake and grassed area and is within walking distance of Enfield Lock mainline train station with services into London Liverpool Street (25 minutes).
- A10 (2 miles)
- M25 Junction 25 (2 miles)
- M11 Junction 6 (10 miles)

 what3words

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 Google Maps

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DESCRIPTION

- Comprising 3 adjoining modern office buildings with accommodation arranged over ground and first floors
- Whilst fitted out to a modern office specification with air conditioning and suspended ceilings with recessed LED lighting, the buildings would also suit high tech use with good floor to ceiling heights to the ground floor and double door access to front and rear
- The buildings would also suit educational, medical or leisure uses
- There is good parking provision with a ratio of 1:237 sq ft (81 spaces total)

TERMS

Flexible lease terms are negotiable and rent/price available on request. VAT is payable on the rent / purchase price

ACCOMMODATION

Core 1	593.91 SQ M	6,393 SQ FT
Core 2	577.47 SQ M	6,216 SQ FT
Core 3	608.68 SQ M	6,552 SQ FT
Total	1,780.06 SQ M	19,161 SQ FT

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

EPC: TBC

Business Rates: Available on request

Service Charge: Available on request

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