

TO LET

1,137 Sq Ft (105.63 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 – 3rd Floor West Front

River Front, Enfield, EN1 3TF

Contact: Hugo Harding or Matthew Bowen
Tel: 0208 367 5511
eddisons.com





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)

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Google Maps

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Description

- A third floor office suite within this prestigious five-storey office building
- The office has been partitioned, which can be removed depending on occupier requirements, to create five individual offices as well as an open plan space.
- There is a manned reception to the building with 24/7 access, secure parking, cat II surface mounted lighting and cat 5 data cabling
- Shared WC's and kitchen facilities within the common parts

Terms

Rent available on application

Accommodation (Net Internal Area*)

3rd Floor West Front	105.63 SQ M	1,137 SQ FT
Total	105.63 SQ M	1,137 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

HUGO HARDING

07425 243 317 hugo.harding@kirkbydiamond.co.uk

MATTHEW BOWEN

07442 820 386 matthew.bowen@kirkbydiamond.co.uk