

TO LET

715 Sq Ft (66.42 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

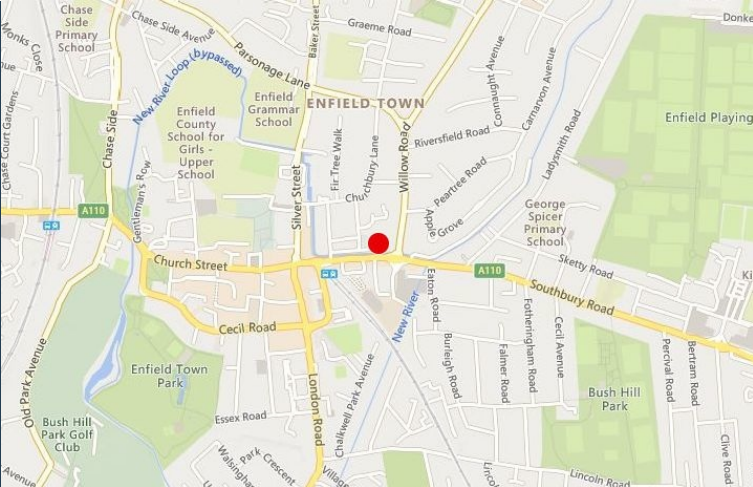


Nicholas House – 3rd Floor East Rear

River Front, Enfield, EN1 3TF

Contact: Matthew Bowen or Hugo Harding
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eddisons.com





Location

- This prestige office building is located on River Front, parallel to Southbury Road and within 2 minutes walk of the main retail heart of Enfield Town bustling with national independent retailers, cafes and restaurants are 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 links to 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

[///played.verge.bossy](https://www.what3words.com/played.verge.bossy)

 Google Maps

[Click here](#)



Description

- A third floor office suite within this prestigious five-storey office building
- The office has been partitioned to create individual rooms, which can be removed depending on occupier requirements
- 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

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

Accommodation (Net Internal Area*)

3rd Floor East Rear	66.42 SQ M	715 SQ FT
Total	66.42 SQ M	715 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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