

TO LET

1,070 Sq Ft (99.4 Sq M)

- › Refurbished offices/business space with comfort cooling
- › 1GB of Broadband available
- › New decorations, ceilings, carpets throughout
- › Shared quality kitchen and WC facilities
- › Boardroom – available for bookings

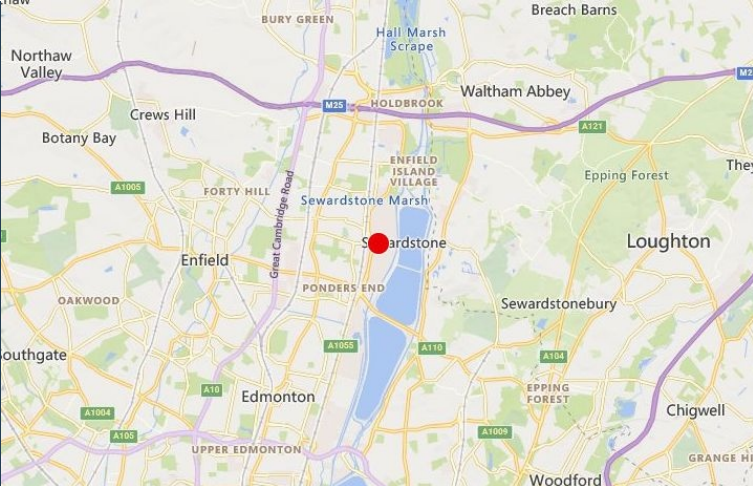


Part Of 7

Sovereign Business Centre, Stockingswater Lane, Enfield, EN3 7JX

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





Location

- The premises are located on the east side of Stockingswater Lane close to its junction and visible from the A1055 Mollison Avenue
- Mollison Avenue (North/South Route) which connects northwards to the A10/M25 at Junction 25 and southwards to the A406 North Circular Road
- Brimsdown Overground Station is within a 5 minute walk and has regular services to London Liverpool Street with underground connections available at Tottenham Hale (Victoria Line)



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Description

- The available space forms part of a mid terraced unit and has been refurbished to provide offices at both ground and first floors
- The ground floor could be used for small item storage without the use of the main shutter door
- Benefits from LED lighting, air conditioning
- 2 parking spaces

Terms

The premises are available on a new full repairing and insuring lease for a term of up to 3 years outside of the Landlord & Tenant Act. The rent is fully inclusive of rent, rates, service charge and utilities at a rent of £32,000 per annum exclusive. VAT is payable on the rent.

Accommodation

Ground Floor Office/Store	58.16 SQ M	626 SQ FT
First Floor Office	41.25 SQ M	444 SQ FT
Total	99.4 SQ M	1,070 SQ FT

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

EPC: D-80

Business Rates: Available upon request

Contact:

HUGO HARDING

[07425 243 317 hugo.harding@kirkbydiamond.co.uk](mailto:hugo.harding@kirkbydiamond.co.uk)

MATTHEW BOWEN

[07442 820 386 matthew.bowen@kirkbydiamond.co.uk](mailto:matthew.bowen@kirkbydiamond.co.uk)