

Commercial Office Space

1,245 sq. ft. / 115 sq. m.

**Suitable for offices, professional, health & lifestyle users**

# TO LET

**4 Chase Side, Enfield EN2 6NF**



## LOCATION

Prominently situated on Chase Side in Enfield overlooking Chase Green Gardens. Conveniently located close to local amenities on Chase Side, and Enfield Town, with its broader range of shops, bars and restaurants, is less than half a mile to the south.

## TRANSPORT

Enfield Chase Station  
Enfield Town Station  
Bus Services

0.25 miles  
0.5 miles

Rail Services to Moorgate & Kings Cross  
Rail Services to Liverpool Street  
Various bus routes





## DESCRIPTION

An attractive corner building overlooking Chase Green. The offices are situated over the first and second floors with its own self-contained street entrance.

Both floors have excellent natural daylight providing a combination of open plan areas and meeting rooms.

The property is available for immediate occupation.

## AMENITIES

- Attractive prominent building
- Self-contained street entrance
- Central heating
- Carpeted
- Kitchenette
- Male & female WCs
- Secure bicycle storage

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	548	51
First	697	64
<b>Total</b>	<b>1,245</b>	<b>115</b>

## USE

Class E.

Suitable for offices, financial & professional services, clinic, health centre, pilates / yoga.

## LEASE

New flexible lease terms available.

## RENT

Per Annum	Per sq. ft.
£22,000	£17.67

## RATES

The estimated rates payable for the current year are approximately:

Per Annum	Per sq. ft.
£7,734	£6.20

Interested parties should make their own enquiries with the London Borough of Enfield.

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£29,734	£2,478

Excludes utilities and service charge.

## EPC

Rated EPC D.

## PLEASE CONTACT

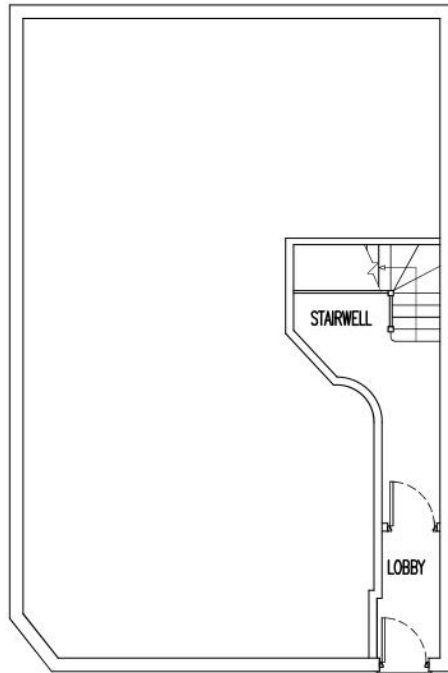
ANTON PAGE 020 7336 1313

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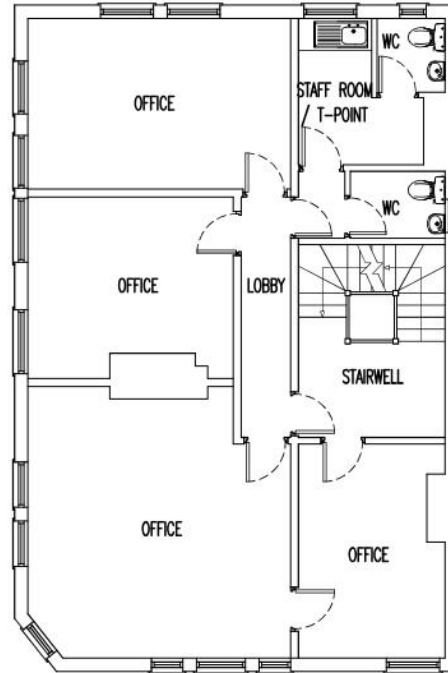
Rhianne Turrell  
[rturrell@antonpage.com](mailto:rturrell@antonpage.com)

## LAYOUT PLANS

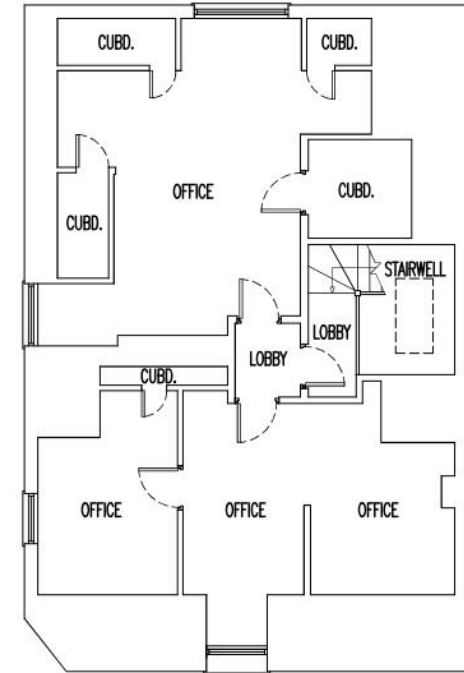
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1 GROUND FLOOR PLAN



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN