

TO LET

142 St.
Marks
Road
Enfield
EN1 1BJ

£20,500 PER ANNUM



KEY INFORMATION

RENT: £20,500 Per annum

TENURE: By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

LEGAL COSTS: Each side to bear their own

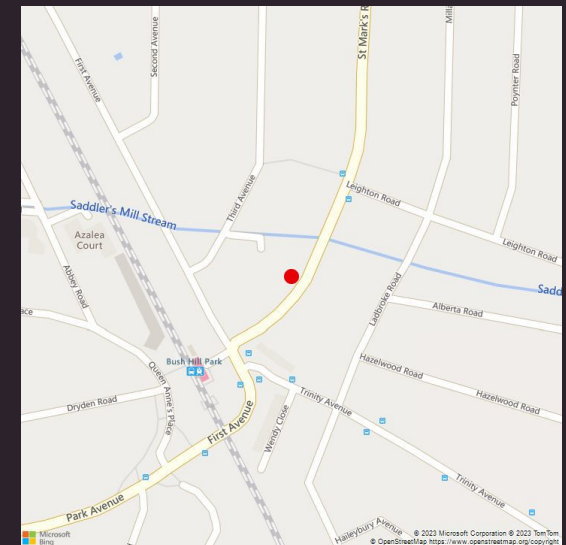
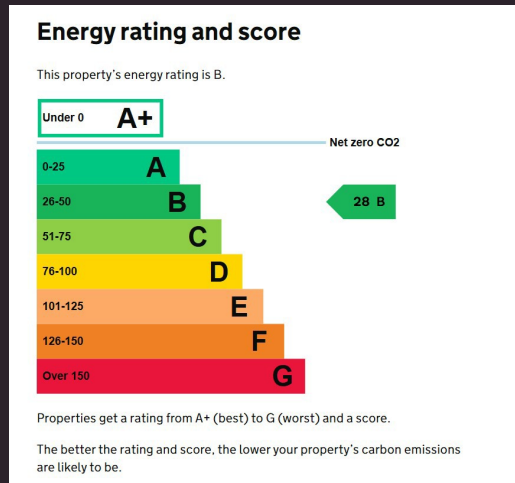
VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

RATES: Please enquire of the Local Authority

VIEWING: Via the owners sole gents PSS Commercial.



ENERGY RATING



DEPOSITS AND AML: PSS will take a non-refundable deposit of £2000 on lettings and £5000 on sales. This may alter subject to client's instructions.

PSS will charge £225 + VAT for referencing. We will carry out AML checks on each and every prospective tenant/purchaser.





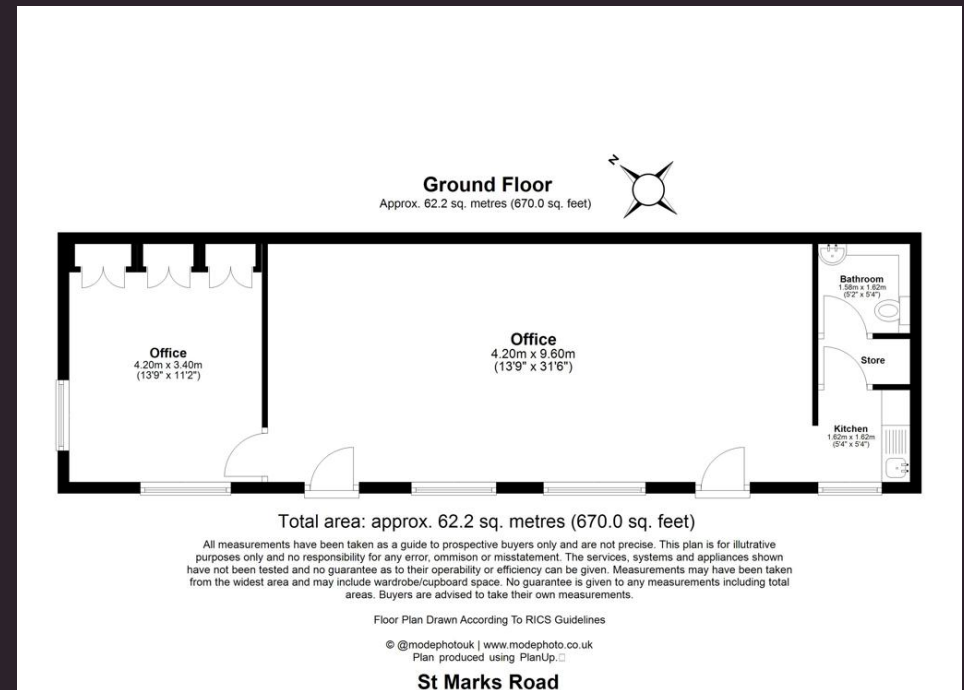
FEATURES

- Bright and Airy Office Space
- Great Location
- Air Conditioned

Bright and airy office space, 673 sq.ft. approx on ground floor in good decorative order, laminate flooring, wooden beamed ceiling, fitted kitchen, and w.c. Benefits from air conditioning

Located on St Marks Road, Bush Hill Park area of Enfield, just a couple of minutes walk from Bush Hill Park (Overground) Station providing links into Central London via Liverpool Street, the A10 and A406 are within easy access.

DISCLAIMER: Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.





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