

# TO LET

2,130 Sq Ft (197.88 Sq M)

- › Within 100 metres of Enfield Town centre & Overground Station
- › Predominantly open plan 1st floor suite with separate kitchen & staff area, two meeting rooms/offices plus server room
- › Secure allocated parking
- › Manned reception and communal facilities
- › Excellent data connectivity

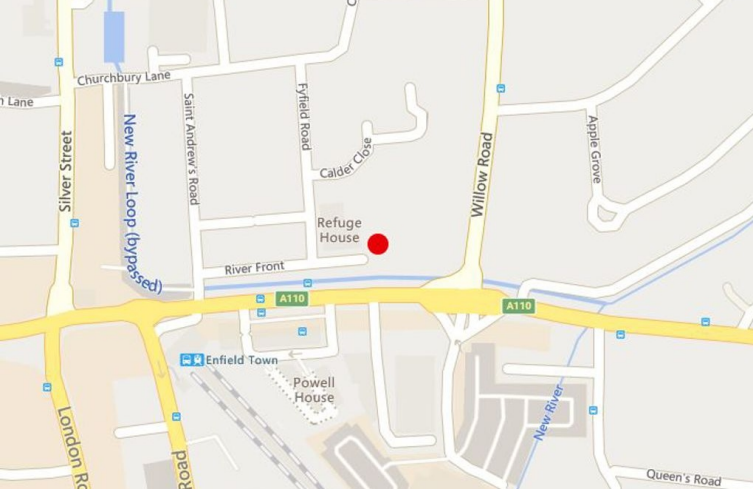


## First Floor Office Nicholas House

River Front, Enfield, EN1 3TF

Contact: Hugo Harding or Matthew Bowen  
Tel: 01727 575 445  
[eddisons.com](http://eddisons.com)





## Location

- Situated on River Front, parallel to Southbury Road and within 2 minutes walk of the main bustling retail heart of Enfield Town
- Diagonally opposite is Enfield Town Overground 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:
- A10 (1 mile)
- M25 Junction 25 (3 miles)

 what3words

[///origin.hogs.relay](https://www.what3words.com/origin.hogs.relay)

 Google Maps

[Click here](#)



## Description

- A first floor suite within this prestigious five-storey office building
- The offices are predominantly open plan with board room, separate office, kitchen and server room
- There is a manned reception to the building with 24/7-hour access, allocated secure parking, wall mounted A/C, cat II surface mounted lighting and cat 5 data cabling
- The office also has access to shared W/Cs on each floor

## Terms

Rent available on application

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>197.88 SQ M</b>	<b>2,130 SQ FT</b>
--------------	--------------------	--------------------

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

**EPC: C - 55**

**Business Rates:** The rateable value is £29,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** 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)