

# FITTED OFFICES TO LET

## ENFIELD

### PART FIRST FLOOR CIVIC CENTRE SILVER STREET



#### Description

The premises are located on Silver Street, a short distance from the town centre and Enfield Town railway station is within a few minutes' walk providing frequent services via Liverpool Street and to the West End via Seven Sisters station. Access by road is also good with junction 25 and 26 of the M25 located 2.5 miles to the north and the A406 North Circular Road located 4 miles to the south.

#### Accommodation

The premises are arranged as mainly open plan offices with and comprise the following approximate areas:

**NIA** 23,400 sq. ft. (2,173.93 sq. m)

#### Specification

The first floor is accessed by passenger lifts from the main ground floor entrance. The accommodation is currently arranged as largely open plan space with three meeting rooms together with access to a shared staff breakout area. The accommodation benefits from suspended ceiling with recessed lighting, some air conditioning and there are extensive toilet facilities, including an Equality Act compliant toilet.

There is also a provision for on-site car parking, the number of spaces to be provided can be discussed.

#### Lease

The premises are available on a long-term lease basis. Alternatively short-term occupancy may be considered.

#### Rent

# £444,600

per annum, exclusive of rates and service charge

*Subject to Contract*

#### Business Rates

The property is to be reassessed for rating purposes.

All parties are to be advised to make their own enquires to the relevant authority.

#### Service Charge

To be confirmed.

#### EPC

The property has an EPC rating of E 111. A full report is available upon request.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

#### Availability

The premises are available immediately with vacant possession.

#### Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

**Darren Coleman** 07970 796470  
[darren.coleman@greenpartners.co.uk](mailto:darren.coleman@greenpartners.co.uk)

**Freddie King** 07545 386694  
[freddie.king@greenpartners.co.uk](mailto:freddie.king@greenpartners.co.uk)