

TO LET OFFICE/WORKSHOP
£14,500pax



208 Chase Side, Enfield, EN2 0QX

<u>LOCATION:</u>	Located rear of William Hill and near large Convenience store . Other local shops include a plumbers merchants, plant hire shop and electrical wholesalers. The area is served with local bus routes to Chase Farm Hospital and Enfield Town; the nearest British Rail Station is Gordon Hill with services to London Moorgate and Hertford North.
<u>PROPERTY:</u>	Main Office, including kitchen and entrance lobby: 8m x 7.5m (26' x 24'7") Office 1: 4.18m x 4.33m (13'6" x 14'), Office 2: 4.13m x 4.17m (13'5" x 13'6"), Office 3: 2.34m x 4.5m (7'7" x 14'7") Total Approx: 1450 sq ft
<u>FEATURES:</u>	<ul style="list-style-type: none"> • Off road parking/ Central Heating/ Alarm System • Garage Storage/ 3 phase electric supply
<u>TENURE:</u>	The property is to be let on a new Fri Lease with an initial rent of £14,500.00 per annum. We are advised that the ratable value is £7,200.00.
<u>LEGAL COSTS:</u>	Both parties' legal costs are to be borne by the ingoing tenant.

All terms & conditions are negotiable.