

COMMERCIAL ESTATE AGENTS & VALUERS

WELL LOCATED OFFICE SUITES

1,270 & 2,936 SQ FT APPROX

TO LET

LOUGHPOINT, 2 GLADBECK WAY, ENFIELD, MIDDX EN2 7JA



All Transactions are Subject to Contract

1 BEDFORD ROAD
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

Situated at the corner of Gladbeck Way & Windmill Hill, this prominent office building is located almost adjacent to Enfield Chase Mainline Station, which offers fast and frequent service to Kings Cross and Moorgate Stations, providing links to Victoria and Picadilly Underground Stations.

Excellent road communications are afforded, via Great Cambridge Road (A10) approximately 2 miles to the East, with access to the M25 motorway and the North Circular Road (A406).

Enfield's multiple shopping centre, including Palace Gardens is within easy access.

ACCOMMODATION

The offices are approached via a marble lined entrance foyer linked to a glass fronted wall climbing lift.

Two office suites area available to be let providing the following approximate floor areas:

GROUND FLOOR	1,270 SQ FT
THIRD FLOOR	2,936 SQ FT

AMENITIES

- * Video entryphone
- * Marble lined entrance foyer
- * Central atrium
- * 10-person glass fronted wall climbing lift
- * Raised floors
- * Tinted double glazing
- * Gas fired central heating
- * Air conditioning
- * Suspended acoustic ceilings with recessed lighting
- * Excellent natural light
- * Kitchen for 3rd floor
- * Parking for 4 and 9 car spaces respectively

LEASE A new effective full repairing and insuring lease(s) to be granted for a term by arrangement, subject to upward only rent reviews at 5 yearly intervals, if applicable.

RENT Ground Floor: £24,000 per annum exclusive plus VAT.
Third Floor: £58,720 per annum exclusive plus VAT.

SERVICE CHARGE Projected at £9.70 per sq ft plus VAT.

RATES Obtained from the www.voa.gov.uk website the rateable values are

Ground floor: Rateable value is £32,250 and the rates payable for 2026/27 are £14,254 per annum.

Third Floor: Rateable value is £72,000 and the rates payable are £35,280 per annum.

Interested parties should confirm annual rates payable with local rating authority.

EPC C

LEGAL COSTS Each party to be responsible for their own costs incurred.

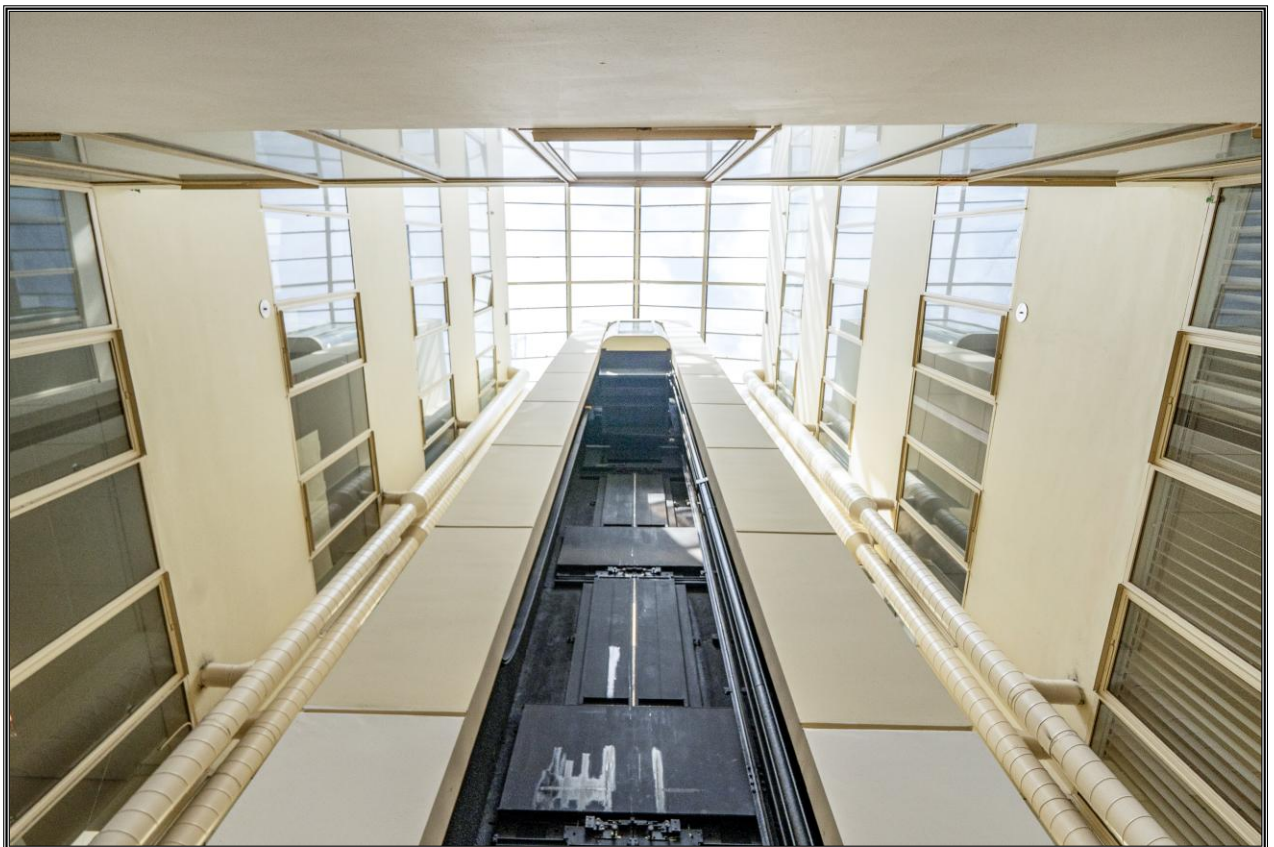
VIEWING Strictly by appointment through joint sole agents

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Glass fronted wall climbing Lift



Central atrium



Ground floor offices



Kitchen



Second floor offices



Second floor offices

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