

A well connected commercial work and office space

SOUTHBURY ROAD, ENFIELD, EN1 1TW

A single floorplate of up to 16,835sq ft

TO LET

FLEXIBLE USAGE*

Offices

Health & Fitness

Crèche

Educational

Religious

Community



EN1 1TW

///PREOCCUPIED.GROUND.MARKET

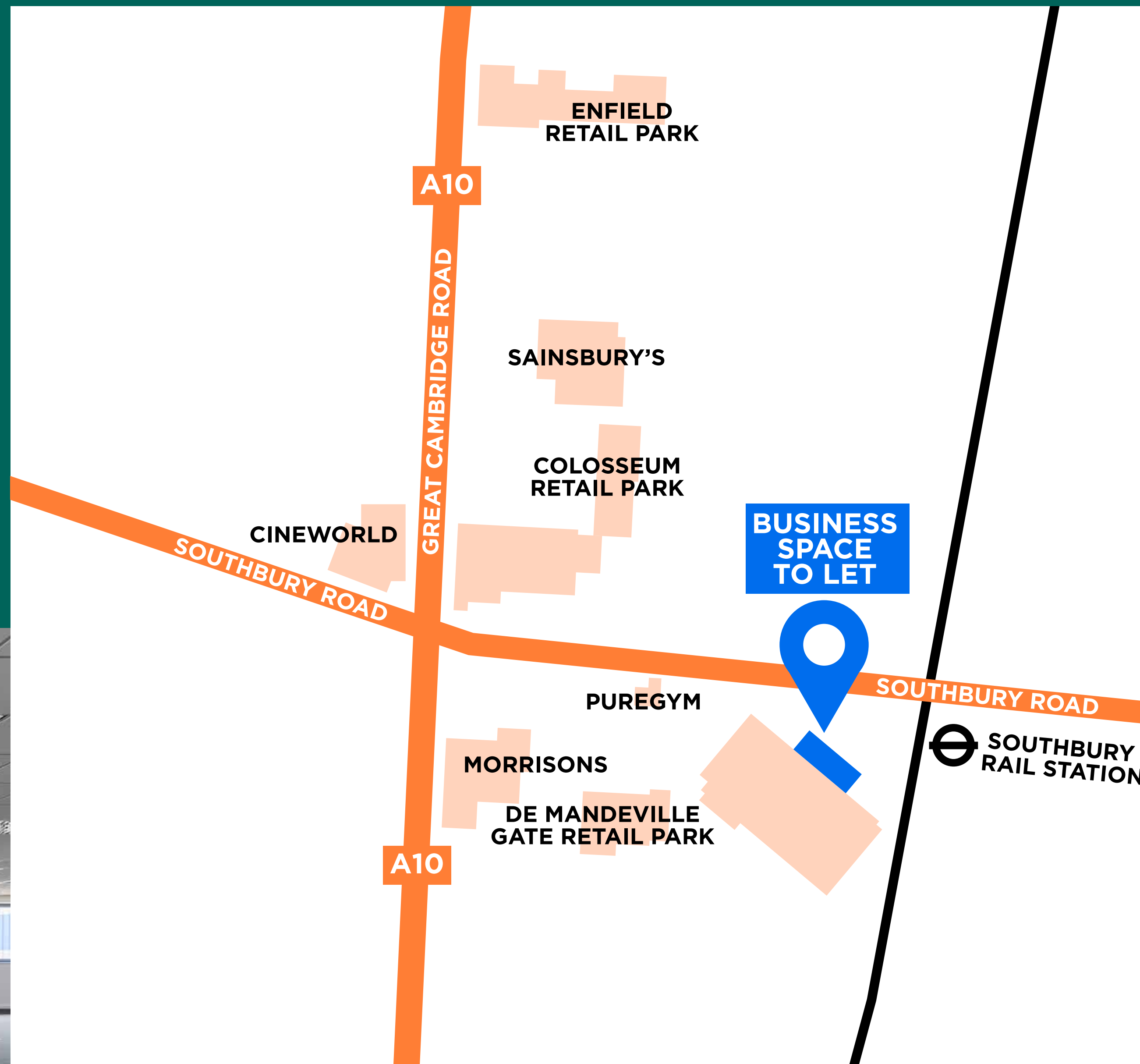
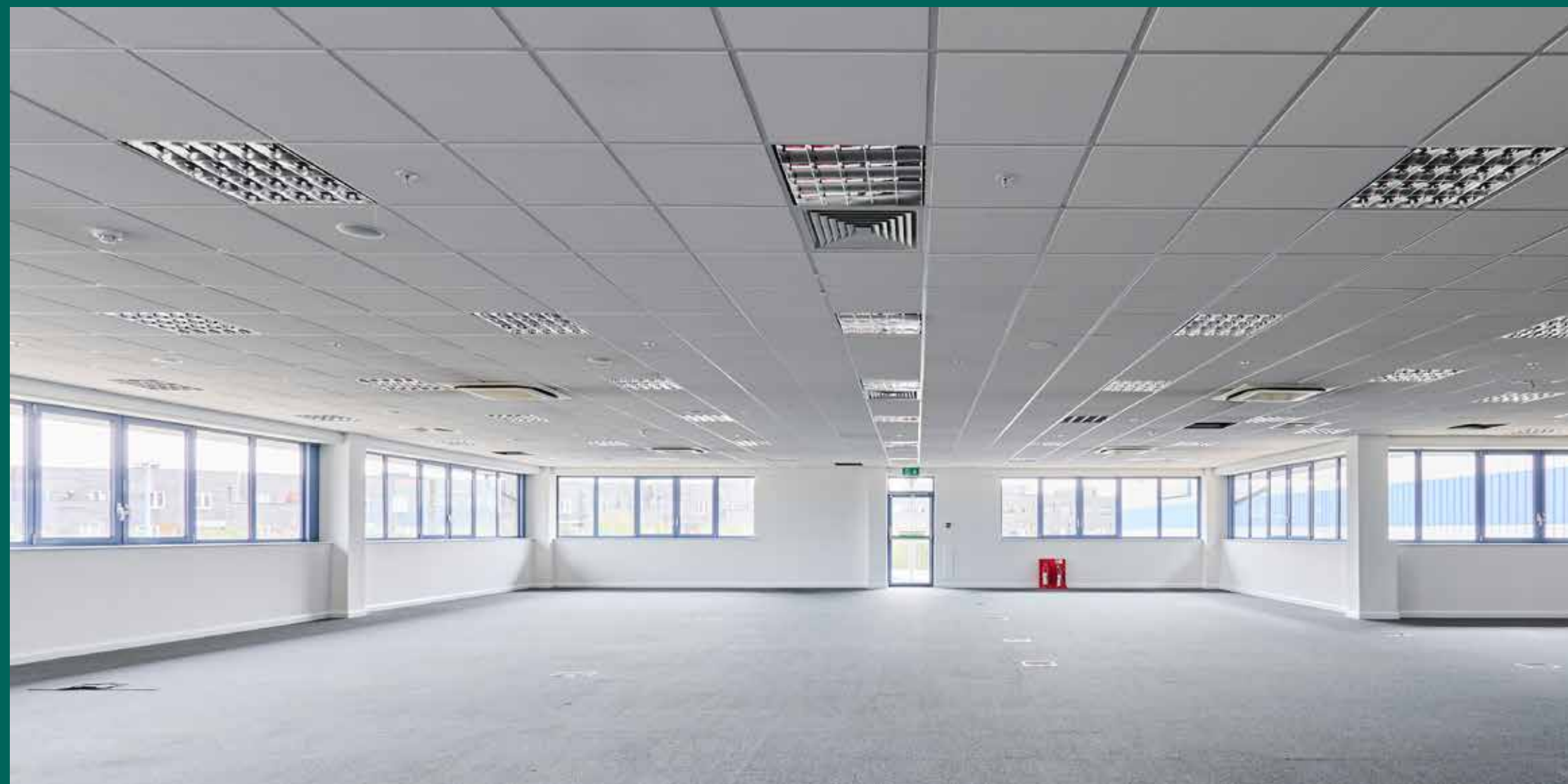
A strategic North London business location

- Highly visible onto Southbury Road
- Immediately adjacent to Rail Network & Bus depot
- A single floor plate available, in whole or part, to suit specific requirement
- Up to 16,835 sq ft
- Unrestricted 24/7 access
- Flexible lease terms
- Competitive budget cost rental deals
- Zero service charges
- Flexible usage to include offices, recreation/sport/gym, medical, crèche day nursery, educational/religious and community, other (*all subject to planning confirmation via the LPA)



Surrounding retail & leisure amenities

This prominent and highly visible commercial work and office space is in the very heart of an established mixed employment location, exactly 1 mile East of Enfield Town Centre. The space is also immediately adjacent to the De Mandeville Gate Retail Park and Morrisons. Other schemes/occupiers within the vicinity include Colosseum Retail Park, Cineworld, Enfield Retail Park, Travis Perkins, Sainsbury's, Crown Worldwide, Formula 1, PureGym and DHL.



Superb connectivity



CONNECTIVITY	MILES	MINUTES
A10	0.2	1
Southbury Rail Station	0.2	1
M25	2.3	5
A406	2.9	7
A1	9	20
M11	10.8	16
M1	16.5	25
Central London	11	45

Terms

Rent upon application. VAT will be payable where applicable. All parties will be responsible for their own legals costs incurred in the transaction. Interested parties should contact Enfield Council’s Business Rates Department to verify rateable values.

GET IN TOUCH, WE’RE READY TO DELIVER

DTRE

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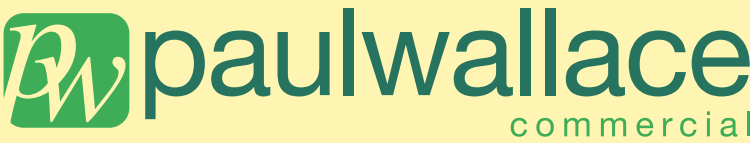
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