

R/O 1st Floor, Unit 5, Lumina Way, Enfield, EN1 1FS



Open plan space TO LET ***RENT REDUCED***

Approx 2,734 sq ft (254.14 sq m)

- Potential for offices/D1/Training (subject to planning)
- Close proximity to Enfield Town Station
- Communal Kitchen & W.C
- Expansion potential
- Disabled lift
- 2 allocated car spaces

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The open plan space is situated on the first floor of the unit, within a property that occupies a prominent position fronting Lumina Way, backing onto the A10. Enfield Town station provides a connection to London (Liverpool Street) in 34 minutes. A Travel Lodge is close by.

The property

Situated at first floor level, the open space comprises of a solid floor with potential for expansion. There is access to a communal kitchen/staff room as well as ladies, gents and disabled toilets. A passenger lift is in place.

Externally, 2 car parking spaces are allocated.

Accommodation

Measured in accordance with the RICS Code of Measuring Guide the approximate gross internal floor area is:

2,734 sq ft 254.14 sq m

Terms

To be let on a new lease/licence for a flexible term to be agreed on an 'easy in, easy out' basis.

Figures.

£25,000 per year

Payable monthly in advance by Standing Order. The rent includes all outgoings with the exception of telecommunications. VAT is payable.

Legal costs

Each party is to be responsible for the payment of their own legal costs.

EPC

The EPC rating of the entire property known as Unit 5 is A 25.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)

No warranty is given in respect of the current planning use.

None of the amenities or fixtures and fittings have been tested.

These particulars are awaiting client's approval.

Enquiries/viewing

Please contact us on 01708 860696 / 07775

804842 or email: jb@branchassociates.co.uk



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