

# Property Particulars



**UNIT 7, CROWN ROAD, ENFIELD, EN1 1FE**



**5,613 Sq Ft (521.45 Sq M)**

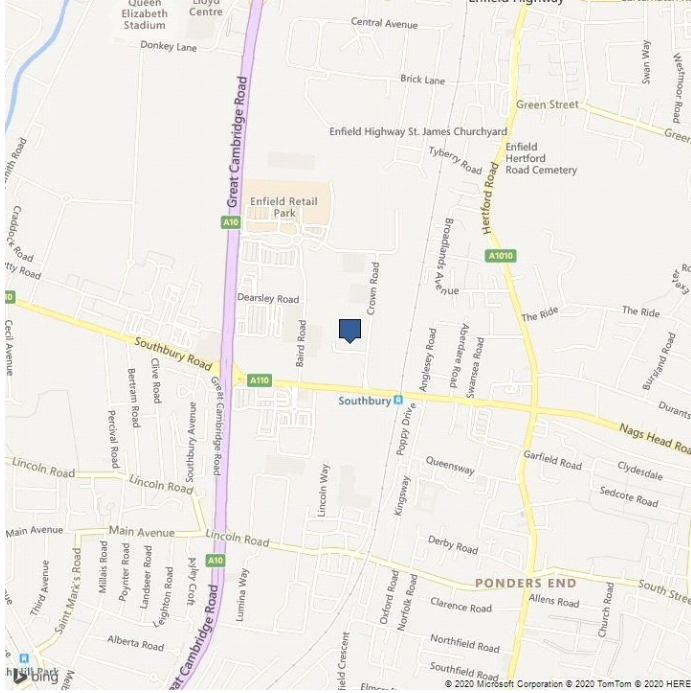
**£56,130 per annum exclusive**

**FITTED ECONOMICAL  
OFFICES TO LET  
NO VAT PAYABLE**

## Location

Located on a well-established Trading Estate being just 2.5 miles to Junction 25 of the M25 and 3 miles to the North Circular.

Southbury overground station is a 3 minute walk and has regular services into London Liverpool Street circa 31 minutes travel time.



## Description

Currently fitted out as "plug and play" ground floor air conditioned office accommodation with furniture if required, and configured as a mix of open plan and partitioned offices with raised floor and W/C facilities.

6 allocated car parking spaces.

## Rateable Value

To be separately assessed, however we understand the current average rates payable is approximately £2.73 psft.

Interested parties should contact Enfield Council on 020 8379 1000 to verify the rates payable for the current year.

## Lease

To let on a new lease for a term to be agreed with appropriate rent reviews.

## Rent

£10 psft per annum exclusive.

## VAT

We understand that VAT is not currently payable on the rent

## Legal Costs

Each party to be responsible for their own legal costs.

## Car Parking

6 allocated car parking spaces

## Viewings

Perry Holt & Co  
T: 01923 239080  
E: office@perryholt.co.uk



These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

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