

FOR SALE/TO LET

1,920 Sq Ft (178.37 Sq M)

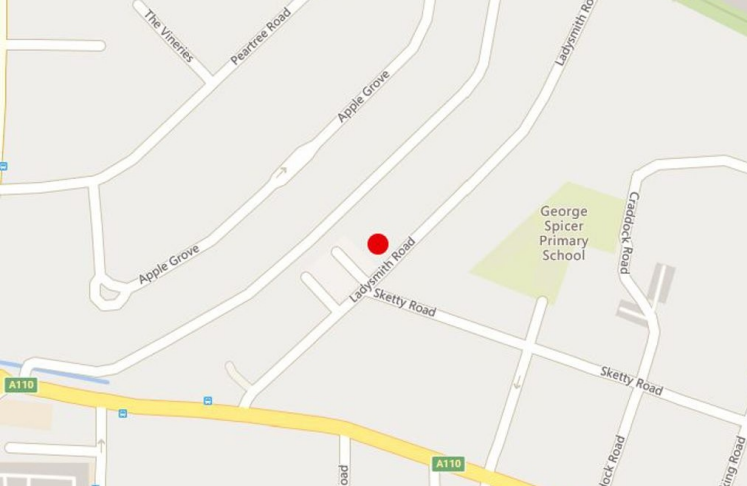
- › Three storey office building within great location
- › Well presented office suite
- › Excellent transport links
- › 7 car parking spaces



12 Ladysmith Road
Enfield, EN1 3AA

Contact: Hugo Harding or Matthew Bowen
Tel: **0208 367 5511**
eddisons.com





Location

- Property is located on Ladysmith Road, accessed off of Southbury Road
- Southbury Road is served by multiple bus routes
- Enfield Town Station a couple of minutes walk away
- A10 is less than a mile away
- Great access to Central London & M25

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Google Maps

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Description

- Property comprises a three storey office building with stairs throughout the centre of the building
- The ground, & first floor is arranged as open plan office space, whereas the second floor is open space to the front and partitioned offices/meeting rooms to the rear
- A boardroom / meeting room is situated on the ground floor & a well fitted kitchen on the first floor.
- The property benefits from LED lighting, cat VI data cabling, carpeting to part and gas central heating.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000 per annum or alternatively the freehold is for sale at £600,000. VAT is payable.



Accommodation

Ground Floor	57.88 SQ M	623 SQ FT
First Floor	59.83 SQ M	644 SQ FT
Second Floor	60.66 SQ M	653 SQ FT
Total	178.37 SQ M	1,920 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-50

Service Charge: Available upon request

Contact:

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