

Self-Contained Office Building with 21 Parking Spaces

3,820 to 7,572 sq ft

TO LET

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Crossfield Chambers, 5 Gladbeck Way, Enfield, EN2 7HT

Location

The property is situated approximately a quarter of a mile west of Enfield Town Centre, which offers a wide range of shopping and hospitality amenities. A Little Waitrose is within 100 meters. Enfield Chase Overground station, also within 100 meters, provides regular rail services to Moorgate via Finsbury Park (serving the Piccadilly and Victoria Lines) and Hertford North. Junctions 24 and 25 of the M25 are both approximately three miles to the north, and the A10 is two miles to the east, providing access to the A406 North Circular Road.

Description

This end-of-terrace, self-contained building features attractive brick elevations and offers accommodation over the ground and three upper floors, all accessible by a passenger lift from a central stairwell with a ground-floor entrance lobby. The offices provide a mix of open-plan and cellular accommodation, with suspended ceilings, recessed lighting, central heating, and raised floors. Additionally, 21 designated parking spaces are available in the adjoining car park.



Amenities

- Self-contained building
- Passenger lift
- Double glazing
- Raised access floors
- Male and female WCs
- Suspended ceilings recessed lighting
- Central heating
- 21 parking spaces

Floor Areas

The building has been measured on a net internal basis and has the following approximate areas:

Ground Floor:	1,812 sq ft
First Floor:	2,007 sq ft
Second Floor:	2,022 sq ft
Third Floor:	<u>1,731</u> sq ft
Total NIA:	7,572 sq ft approx.
Total GIA:	9,308 sq ft approx

Lease Term

The property is available on a new full repairing and insuring lease for a term by negotiation.

Rent

£150,000 per annum exclusive.

Business Rates

The property has a rateable value for 2023/2024 of £81,500.

Crossfield House 5 Gladbeck Way ENFIELD EN2 7HT	Energy rating E	Valid until: 21 September 2033 Certificate number: 3927-6223-6562-7360-9692
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Legal Costs

Each party to be responsible for their own legal costs.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

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