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MW CHARTERED SURVEYORS

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Lumina Park Enfield EN1

Brand New Building - First Floor Offices 4,750 sq ft To Let



- Located in Lumina business park
- Brand new unit
- Office area 60 sq m (650 sq ft)
- Modern construction
- Situated just off Great Cambridge Road
- Main office area 380 sq m (4,090 sq ft)
- Self-contained entrance
- New FRI Lease

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MW CHARTERED SURVEYORS

Lumina Park Enfield EN1

Brand New Building - First Floor Offices 4,750 sq ft To Let

Location

The unit is situated on Lumina Park a modern business park situated just off the Great Cambridge Road (A10) in Enfield. The premises are situated between Toyota (Car sales) and The Big Yellow Self Storage with excellent business exposure to the busy A10.

There are good road links to the property with access to the south and the city and to the north to the M25.

Description

Access is gained via its own front door and stairwell which leads up to a corridor with a large open plan office leading off (could be partitioned into smaller offices) and also to an extensive open plan office/studio/showroom, which could also be divided.

The first floor of this brand new unit benefits from the modern construction methods together with motion lighting, shared kitchen facilities and male and female toilets.

Main Office Area	380 sq m (4,090 sq ft) approx
Office Area	60 sq m (650 sq ft) approx

A modern signage pillar will be erected to the front of the unit, in which you can place your company branding.

Terms

The premises are to be let on a new full repairing and insuring lease for a term of years to be agreed. Commencing rent £75,000 per annum. Both parties' legal costs are to be paid by the ingoing tenant.

View by appointment through MWCS

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