

TO LET

OFFICE / WORKSHOP/SHOWROOM

Units 6-8 RSA Island Centre EN3 6GS

Service Charge £255

Insurance £36

Rent £1,515 per Month

Note: Vat @ 20% will be added to rent & service charge



**1212 sq ft modern open plan unit
with mezzanine floor**

Flexible business space

Kitchenette

24 hour CCTV

On-site management office

Close to M25 (J25 & 26) and A10

Good local rail and bus links

Free Parking

Resident caretaker

Unique heritage site



Details

The property is situated within the Island Centre at Enfield Island Village. The immediate locality benefits from a number of amenities including, a Tesco Express, health centre, pharmacy, library, community hall, fitness facility, youth centre and nursery school.

Enfield Island Village is also home to a number of businesses ranging from professional practices, commercial enterprises and building companies.

The property has excellent road communications with Junction 25 & 26 of the M25 motorway each being approximately 1.5 miles the north-west and north-east, respectively.

Enfield Lock Railway Station is 0.8 miles to the west, which provides frequent (circa 25 minute travelling time) services into London Liverpool Street Station. There is a regular bus service between the centre and the station

Service Charge p.a.	£3,054 estimated
Building insurance:	£436 estimated
Security Deposit:	3 months
Terms	New lease on flexible terms to be agreed.
Local Authority:	London Borough of Enfield

**Viewings by prior appointment
Tel: 01992 854321**

**RSA Island Centre Management Office
12 Island Centre Way
Enfield
EN3 6GS**