

## Southbury Road , Enfield, EN1 1YT

Nestled in the heart of Enfield, this exceptional office space on Southbury Road offers a prime location for businesses seeking visibility and accessibility. Spanning the first and second floors, this property is perfectly positioned directly opposite Enfield Town Railway Station, ensuring excellent transport links for both employees and clients.

The office is available on a brand new lease, providing a fresh start for your business. With versatile space suitable for a variety of uses within Class E, this property can easily adapt to meet your specific needs, whether you are looking to establish a professional office, a retail outlet, or a service-based business.

The premises are equipped with essential WC and kitchen facilities, ensuring convenience for daily operations. The layout allows for a functional work environment, making it an ideal choice for those looking to create a productive atmosphere.

This office space not only benefits from its strategic location but also from the vibrant community surrounding it, offering a wealth of amenities and services nearby. With its modern features and flexible usage options, this property presents a fantastic opportunity for any business looking to thrive in Enfield. Don't miss the chance to secure this prime office space in a bustling area.

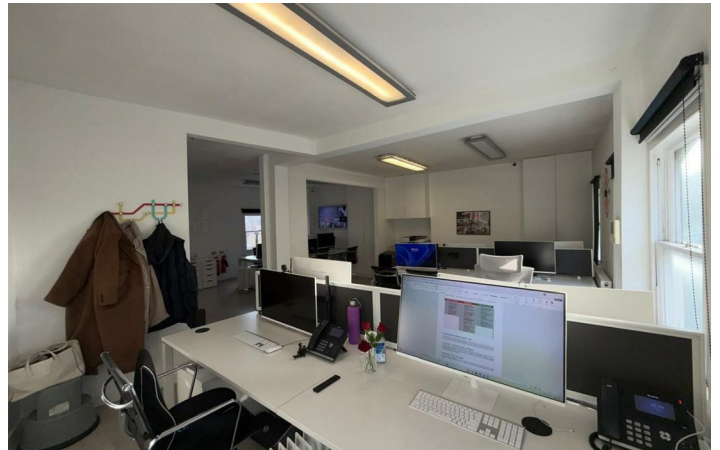
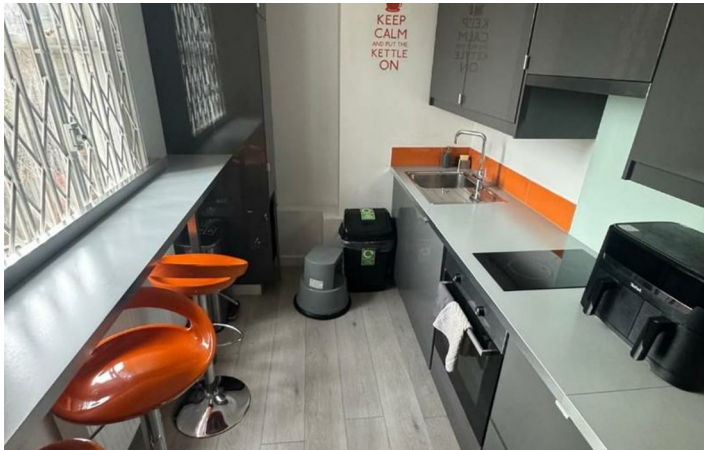
**£38,500 Per Annum**

# Southbury Road

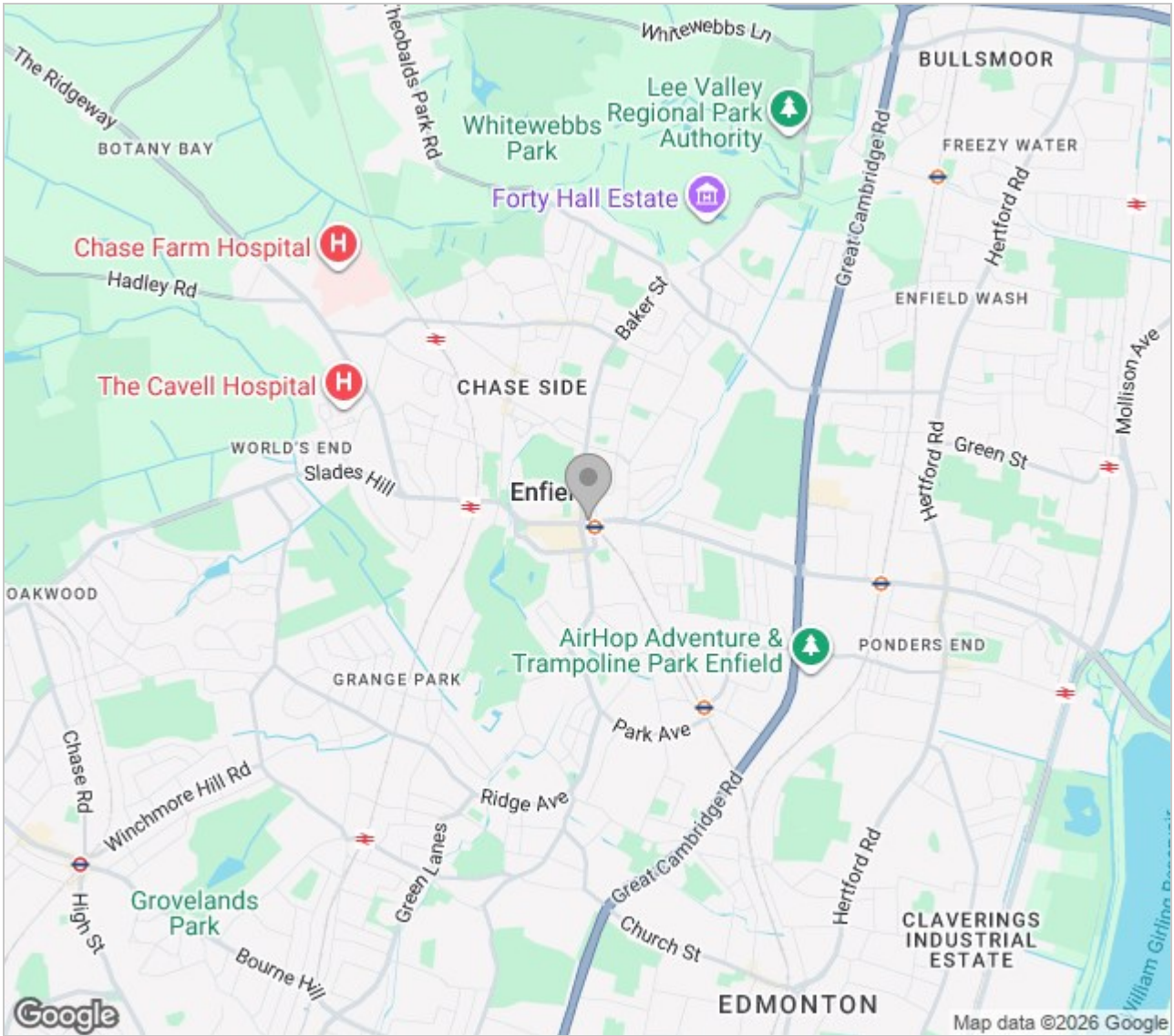
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Directions



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	69
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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