

1A LONDON ROAD

ENFIELD EN2 6BN

To Let

2ND FLOOR PREMISES - SUITABLE FOR CLASS E
(Offices, Medical, Leisure etc.)

1,157 SQ. FT.
SECOND FLOOR

RIB

ROBERT IRVING BURNS

1A LONDON ROAD



DESCRIPTION

Situated on the second floor of a walk-up building in the heart of Enfield, the premises comprise a semi-open plan workspace benefitting from excellent natural light to both the front and rear.

The accommodation features strip lighting, carpeted flooring throughout, and a dedicated kitchenette area. There is also an internal WC.

The space provides a functional and adaptable environment suitable for a variety of office, medical or studio uses.



AMENITIES

- Natural Light (from 2 sides)
- Carpeted Flooring
- Roller Blinders
- Strip Lighting
- Kitchenette
- Internally Demised WC

FINANCIALS

Floor	Second Floor
Size (sq.ft.)	1,157
Quoting Rent (p.a.) excl.	£17,500
Service Charge	£6,512
Estimated Rates Payable (p.a.)	£8,208
ESTIMATED OCCUPANCY COST EXCL. (P.A.)	£32,220



Palace Shopping Centre



Enfield Town Park



Enfield Retail Park



Bonito Café

LOCATION

LOCATED IN ENFIELD

This attractive property is prominently situated on London Road in Enfield, within easy reach of the town centre and its amenities.

Enfield Town station and nearby bus routes provide excellent connections across North London, while the A10 and M25 are easily accessible, offering links to central London and the wider National Road network.

The location is surrounded by a variety of retail outlets, cafés, and green spaces, including Enfield Town Park, making it a convenient and vibrant setting for both business and leisure.





FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

59 C

FLOOR PLANS

Available on request.

VAT

TBC

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2026.

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