



Unit 1-3, 8 Kinetic Crescent, Enfield EN3 7XH

TO LET
MAY SELL

Modern self-contained office / high-tech
building

6,216 - 19,161 Sq Ft
(577 - 1,780 Sq M)

Unit 1-3, 8 Kinetic Crescent, Enfield EN3 7XH

DESCRIPTION

8 Kinetic Crescent comprises of 3 modern office units which are each arranged over first and ground floors and include a good specification of LED lighting, and EPC B and parking ratio of 1:237 sq ft

- ✓ Suspended ceilings with LED lighting
- ✓ EPC B
- ✓ Suitable for a range of uses
- ✓ Easy access to the A10, M25 and Enfield Lock Station
- ✓ Good parking ratio of 1:237 sq ft

LOCATION

8 Kinetic Crescent is located on Innova Business Park, a mixed use development which houses national operators such as Iceland and John Lewis. The Park enjoys excellent connectivity to major road networks, including the A10 and M25, and short walking distance to Enfield Lock and Turkey Street Stations getting into London Liverpool Street in 25 minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Core 1 Ground Floor	3,223	299
Core 1 First Floor	3,170	294
Core 2 Ground Floor	3,093	287
Core 2 First Floor	3,123	290
Core 3 Ground Floor	3,271	304
Core 3 First Floor	3,281	305
Total	19,161	1,780

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC B-49



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Tom Harker
01908 544905
THarker@lsh.co.uk

Jay Moore
07772 064 440
jamoore@lsh.co.uk

Tom Pugh
07938 737 487
tpugh@lsh.co.uk