



0207 491 0207

**JONES  
NORRIS  
ADAMS**

CHARTERED SURVEYORS

**NEWLY REFURBISHED  
EDUCATIONAL ACCOMMODATION TO LET**

**1<sup>st</sup> & 2<sup>nd</sup> Floors**  
**38a The Town, Enfield**  
**London EN2 6LA**  
**125m<sup>2</sup> (1,350 ft<sup>2</sup>)**



**HIGHLIGHTS**

- Building located in the heart of Enfield Town Centre
- Self-contained accommodation with own entrance
- Enfield Town Station just 150 metres away
- Easy access to Great Cambridge Road providing quick link to M25 Motorway
- Excellent local amenities
- Refurbished with excellent natural light

## LOCATION

38a The Town is situated in the centre of Enfield, close to the junction with London Road.

It is easily accessible with Enfield Town Station just 150 metres due east and numerous bus routes passing nearby.

The Property is situated above Haart Estate agents and next to Halifax Bank. The Palace Gardens Shopping Centre is a short walk away providing for excellent retail, food & beverage facilities. Other nearby occupiers include HSBC, William Hill, Nando's and Champneys City Spa.



## DESCRIPTION

The Property comprises self-contained accommodation on the first and second floors of the building. It is arranged as nine separate rooms with WC and Kitchen facilities to the rear.

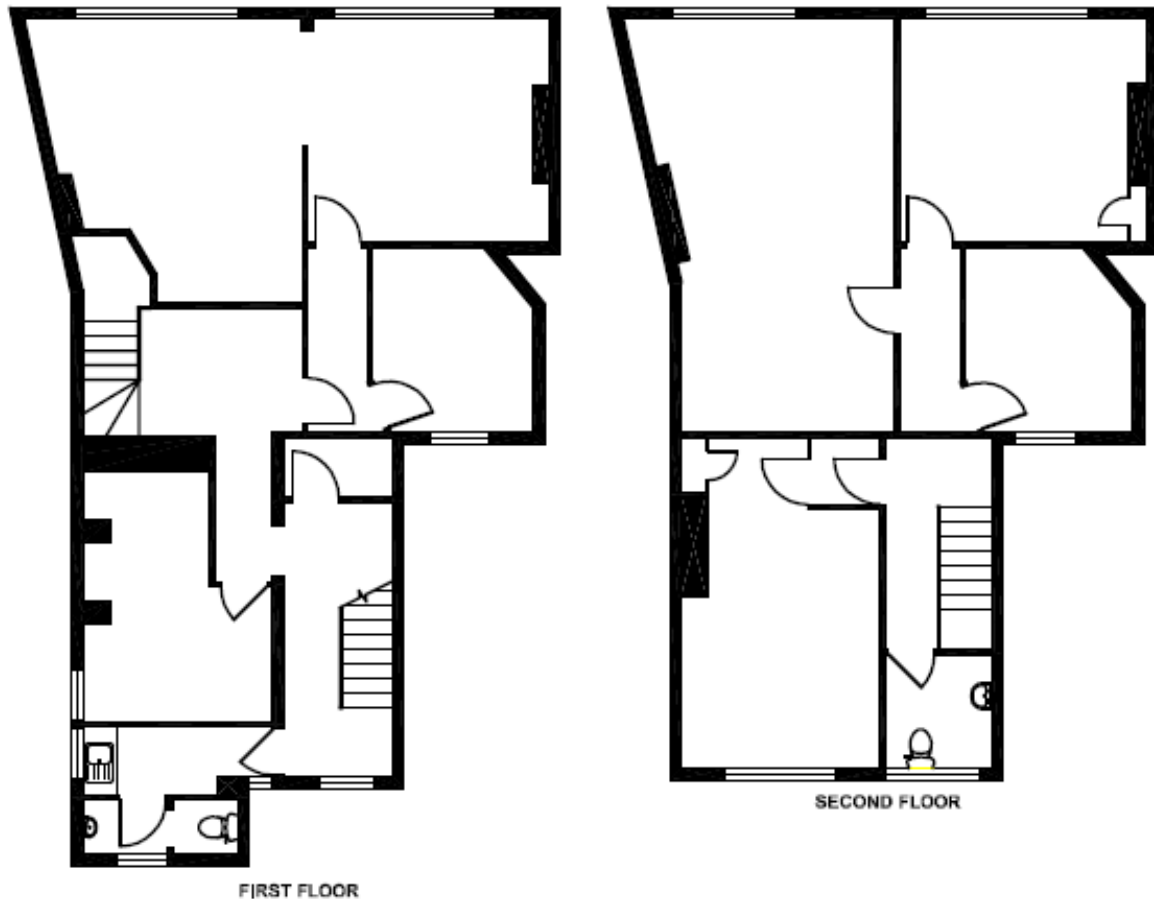
It has been recently refurbished to a high standard with electric wall mounted heaters, carpet covered floors and redecorated walls and ceilings throughout. The intercom and fire alarm systems have recently been installed.



## ACCOMMODATION

Unit (NIA)	M <sup>2</sup>	FT <sup>2</sup>	Quoting Rent
1 <sup>st</sup> Floor	56.06	603	£35,000
2 <sup>nd</sup> Floor	69.68	747	
<b>Total (NIA)</b>	<b>125.42</b>	<b>1,350</b>	

## FLOOR PLAN



Planning Use	EPC	2023 RV	VAT
Class F1 (Learning & Non-Residential Institutions)	E (Expires June 2032)	£17,000	The Property is not elected for VAT

## LEASE

A new Lease is available directly from the Landlord.

For more information or to arrange a viewing, please contact:

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