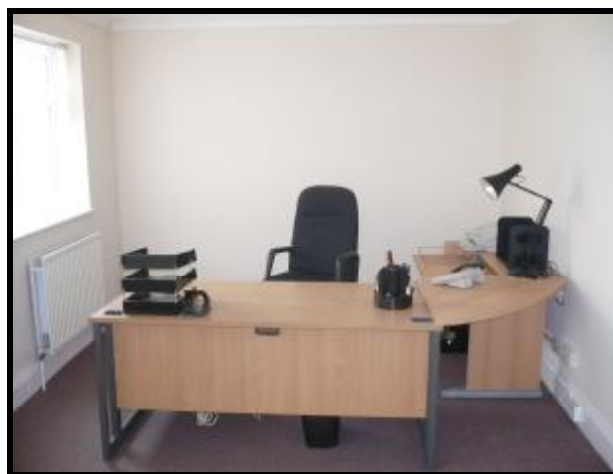


B1 BUILDING WITH PARKING (COMPRISING GROUND FLOOR STORAGE & 1ST FLOOR OFFICES) TO LET



STATION PARADE, COCKFOSTERS EN4 438.85 SQ FT (40.76 SQ M)

Location: Situated at the rear of Station Parade, Cockfosters in a service road. Cockfosters Station (Piccadilly Line) is a short walk away.

Description: Comprising a B1 commercial building arranged as warehouse storage on ground floor with roller shutter access and first floor offices arranged as one large open plan office, plus one good sized partitioned office, all double glazed, centrally heated with CAT II lighting, entry phone and telephone system. There is also a shower room, kitchen and WC.

Areas:

Warehouse	8.17 m x 4.42 m (388 sq m)
First Floor Office	3.17 m x 5.54 m (17.56 sq m)
First Floor Office	7.04 m x 4.31 m (30.34 sq m)
Kitchen	1.80 m x 1.81 m (2.95 sq m)
1 Parking Space	

Lease: Available on a new Lease for a term to be agreed at £14,000 pa.



Business Rates: London Borough of Enfield. Rates Payable approximately £4,300 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007