

## PRIME A1/A2 UNIT LEASE FOR SALE



## STATION PARADE, COCKFOSTERS, HERTS EN4 913.45 SQ FT (84.87 SQ M)

**Location:** Situated in an excellent position on Cockfosters Parade close to Lloyds TSB and close to some national and local retailers. Cockfosters Parade is very close to Cockfosters Underground Station (Piccadilly Line).

**Description:** Comprising a well fitted A2 unit which has air conditioning and gas central heating and is arranged as partly open plan and also as two partitioned offices and a kitchen. The premises are fitted to a good standard and are in a "ready to move in condition".

**Areas:** Width 5.67 m  
Depth 14.97 m  
84.87 sq m – 913.45 sq ft

**Lease:** Held on a 15 year FRI Lease from 6<sup>th</sup> February 2006 at £21,500 pa.

**Terms:** A premium of £10,000 is sought.

**Business Rates:** London Borough of Enfield. Approximately £6,600 pa payable for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://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 Sole Agents Claridges Commercial – 0845 205 0007**