



UNIT 4 VOLTAGE BUSINESS CENTRE, ENFIELD, EN3 7XQ

INDUSTRIAL/LOGISTICS / OFFICE TO LET

7,132 SQ FT (662.58 SQ M)



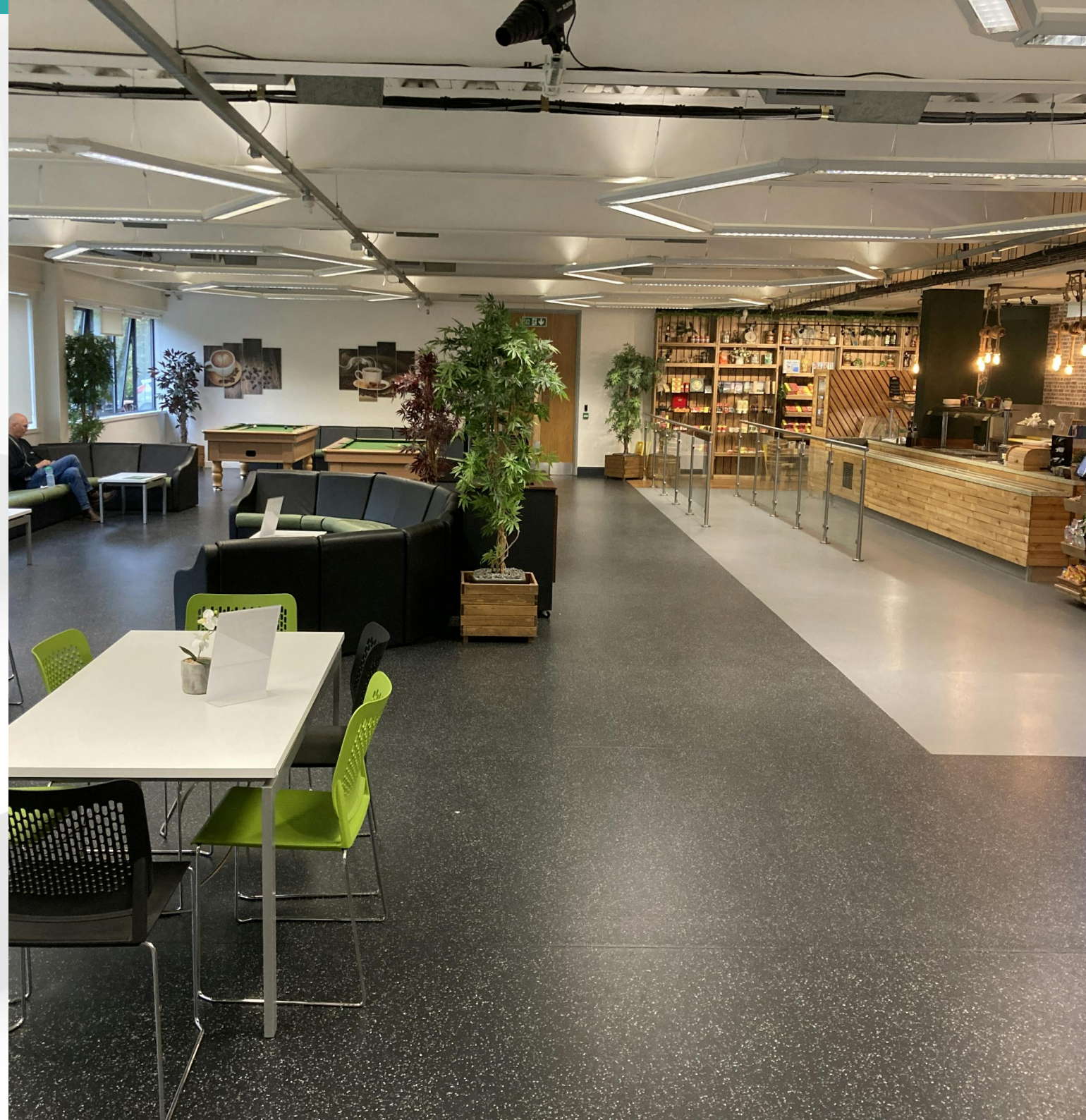
**Vail
Williams**

Summary

Fully fitted second floor suite
available for lease

Available Size	7,132 sq ft
Rent	£17.50 per sq ft
Rates Payable	£7.75 per sq ft
Service Charge	N/A
EPC Rating	Upon enquiry

- Fully manned reception
- 24/7 365 access
- Onsite subsidised café restaurant and shop
- One dedicated 8 person boardroom
- One additional 8 person bookable meeting room
- Share of 163 Car Parking Spaces by arrangement



Location



Unit 4 Voltage Business Centre, Enfield, EN3 7XQ

Unit 4 occupies a prominent position within Voltage Park, just off Mollison Avenue and just minutes from A10 and Junction 25 of the M25, providing excellent links to Enfield, Cheshunt and Potters Bar. Waltham Cross National Rail Station is a short walk to the north.





Fire exit

CHISWICK

CERTIFICATE
NEWGOLD.FIN

2010

2011

2012

Further Details

Description

The suite occupies the whole of the second floor and is capable of seating 100 desks, meeting rooms and space for a kitchenette. The suite benefits from its own demised reception on the floor, with a manned reception at Ground Floor level. In addition on the ground floor there are two large bookable meeting rooms and a very impressive subsidised staff café restaurant (serving hot and cold food options), breakout and shop, all available for use of the occupant of the 2nd floor, plus use of up to 163 car parking spaces and signage right both externally and internally.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Offices	7,132	662.58	Available
Total	7,132	662.58	

Tenure

Leasehold with vacant possession.

Tenant can sublet the whole or a Permitted Part (as defined) of the premises only, with landlord's consent not to be unreasonably withheld, subject to contracted out tenancies being granted.





Enquiries & Viewings

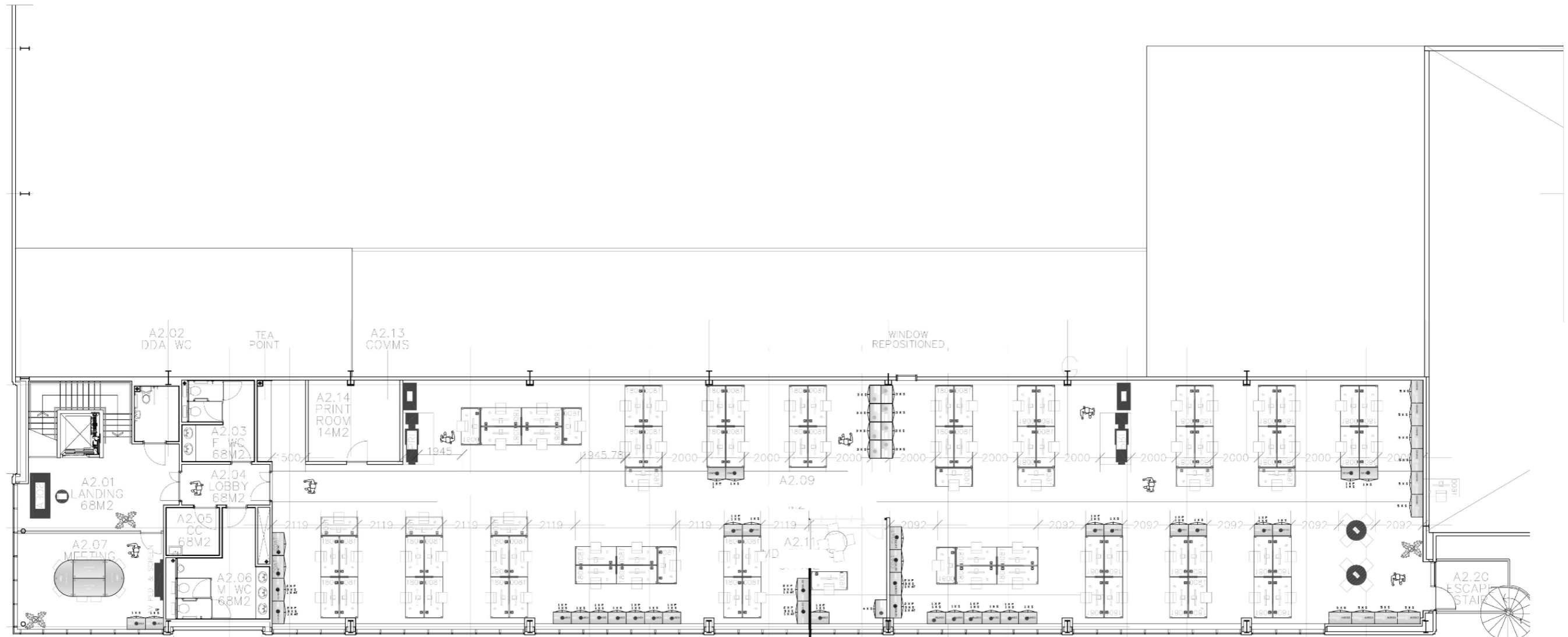


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Enfield - HENSOLDT - 2nd Floor
 Area (662m² / 7132f²) (GIA)