

## Harman Road, Enfield, EN1 1LA

Unique Estates are pleased to offer this A2 office to let only £2150 p/a in fantastic condition throughout, benefiting from front garden area, double glazed windows and doors, no business rates, main shop front area, spacious rear area.



**£2,150 Per annum**

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)

Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

**Information**

RENT: £2,150.00 P/A  
PREMIUM: £20,000.00  
NO BUSINESS RATES

In 2010 a new lease of 20 years was granted with 10 yearly rent reviews

**Front garden area 16'01 x 9'00**  
Entrance via double glazed door

**Main Shop area 10'04 x 14'08**  
Double glazed windows, Laminate floor, Electric points, lighting

**Rear Room 13'09 x 10'09**  
Laminate floor, electric points, lighting, Fitted kitchen with matching wall and base units, skylight window, double glazed door to side access

**W/C 7'02 x 7'11**  
Tiled floor, tiled walls, toilet, sink, power shower, lighting



The property Misdescriptions Act 1991  
Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.