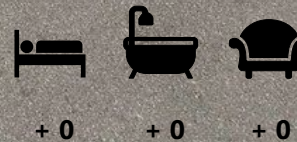




£3,083 per month

Killarney Court, Lodge Crescent, EN8 8EW



About the Property

Rarely available, self-contained commercial premises set behind secure electric gates with private parking for up to four vehicles. This impressive end-of-terrace business unit extends to approximately 246 sq.m (2,648 sq.ft) and is arranged over three floors, offering a highly versatile mix of office, storage and business space.

The property has been refurbished throughout to provide modern, well-presented accommodation suitable for a variety of occupiers. The ground floor offers practical storage or operational space, whilst the upper floors provide bright office accommodation capable of accommodating administration, meeting rooms, management offices and customer-facing business functions.

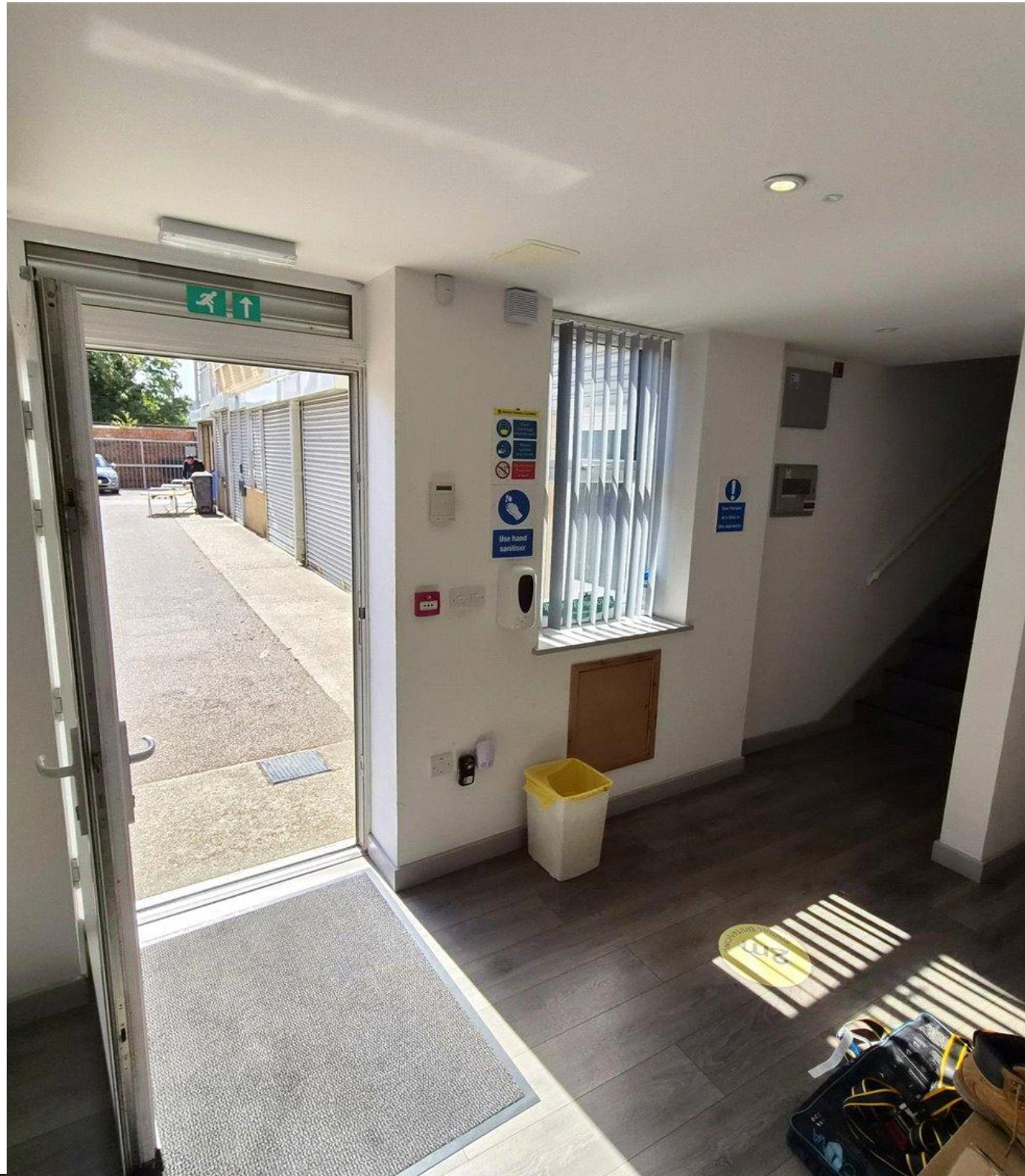
A particular feature of the property is the secure gated forecourt, providing valuable on-site parking and operational security, a benefit rarely found with commercial premises of this size and location.

Positioned within easy reach of Waltham Cross town centre, the property enjoys excellent connectivity to the

Tenure: To be advised

EPC: To be confirmed (0)

Council Tax -







Killarney Court, Lodge Crescent, EN8 8EW

£3,083 per month



KEY FEATURES

- Secure gated site
- Private parking for up to 4 vehicles
- Self-contained end-of-terrace commercial unit
- 2,648 sq.ft (246 sq.m) arranged over 3 floors
- Office and storage accommodation
- Refurbished throughout
- Suitable for a variety of commercial occupiers
- Excellent access to the A10 and M25

Duncan Phillips - London (DP)

Suite 1 Elmhurst, 98-106 High Road
London, E18 2QH

T: 01993 701 133

E: info@duncanphillips.co.uk

www.duncanphillips.co.uk

Duncan Phillips Management Limited

Registered office: 1 Beauchamp Court, 10 Victors Way, Barnet, Hertfordshire, EN5 5TZ

Registered Company number: 129421124

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.