

# FOR SALE OR TO LET

## DETACHED PROMINENT OFFICE BUILDING

Approx. 16,600 sq ft (1,542.12 sq m)



## Charles Babbage House

### 1 Orton Grove Carterhatch Lane

### Enfield EN1 4TU

- ❑ Detached office building
- ❑ Potential for further development of the site with PDR for residential
- ❑ Open plan and private offices
- ❑ 32 Car parking spaces
- ❑ Passenger lifts in central core
- ❑ Kitchen and cloakroom facilities

See important notice overleaf

# 020 8367 5511

96 Silver Street, Enfield EN1 3TW

Also at: London W1 & Stevenage

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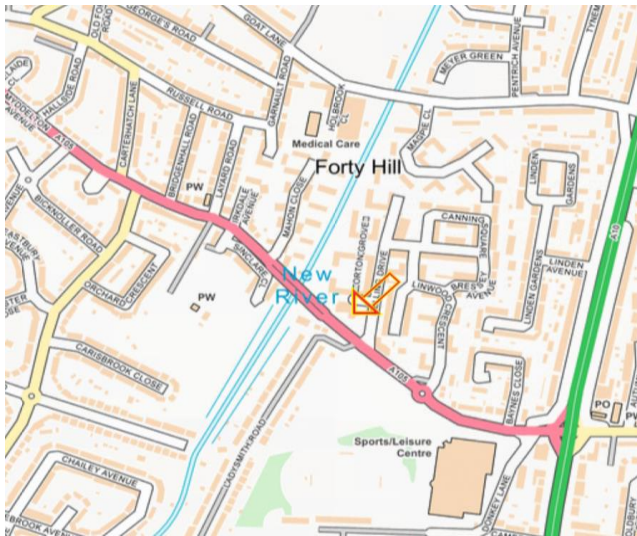
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## Description

The total site extends to approximately 0.84 acres (0.34 ha). The site is triangular shaped with access points off Melling Drive and Orton Grove and comprising a purpose built part two, part five storey building built in circa the 1960's/1970's. The building is of concrete frame construction and has a flat roof and elevations which comprise concrete infill panels and metal frame, single glazed windows. To the front of the building there are 32 surface car parking spaces at a ratio of one space per 518 sq ft.

## Location

This standout building is located on Orton Grove, Enfield and benefits from a prominent corner plot at the junction of Carterhatch Lane and Melling Drive. Enfield Town centre is circa 0.9 miles to the south west which benefits from a range of shops and amenities including the Palace Exchange shopping centre. The locality also enjoys access to a number of excellent local schools as well as open recreational spaces such as Forty Hall Country Park. The site lies equidistant between Enfield Town and Turkey Street Railway stations circa 1.0 miles to the south west and north east respectively. Both stations provide frequent access into central London via London Liverpool Street with an approximate journey of 35 minutes. The site also benefits from excellent road links as it is situated 0.2 miles to the north west of the A10 directly linking Enfield with central London, circa 9.6 miles to the south and junction 25 of the M25 motorway, circa 1.5 miles to the north.



## Energy Performance Certificate (EPC)

Rating: E113

The full EPC and recommendation report can be viewed and downloaded from our website

[www.bowyerbryce.co.uk](http://www.bowyerbryce.co.uk)

## Floor Areas

Floor areas are net internal and approximate only

	(Sq m)	Sq ft
Ground floor offices	377.88	4,068
Ground floor store	9.88	106
1 <sup>st</sup> floor offices	343.51	3,698
2 <sup>nd</sup> floor offices	268	2,885
3 <sup>rd</sup> floor offices	268.24	2,887
4 <sup>th</sup> floor offices	274.61	2,956
<b>Total Net Internal Area</b>	<b>1,542.12</b>	<b>16,600</b>

## Terms

To be let as a whole for a term to be agreed. Rent upon application.

## Or

Freehold – offers invited on an unconditional basis only.

## Business Rates

Rateable Value 2022/2023 £194,000

Rates payable £99,328.

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Viewing

Strictly by appointment through Bowyer Bryce

## Property Ref



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