

## SELF-CONTAINED OFFICE BUILDING

Suitable for Alternative Uses Subject to Planning

10,813 Sq Ft

TO LET



**John Wilkes House, 79 High Street, Ponders End, EN3 4EN**

### Location

The property is situated on the east side of the High Street a quarter of a mile south of the junction with Southbury Road, which provides access to the A10 Great Cambridge Road and thereby the M25 (junction 25) to the north and the A406 North Circular Road to the south. Ponders End and Southbury Road overground stations are within walking distance providing regular services to London Liverpool Street via Tottenham Hale and Seven Sisters (Victoria Line). Southbury Road bus terminal is also within walking distance.

The property is situated adjoining a small retail park where occupiers include Asda and Farm Foods while Ponders End High Street provides a range of convenience shopping, cafes, restaurants and a Tesco supermarket.

### Description

The building is a detached 2 storey building providing offices as a mixture of open plan and cellular space over 2 floors with 2 entrances on the north and south elevation. The specification includes suspended ceilings, central heating, comfort cooling, perimeter trunking, double glazing, tea points and passenger lift.

The building falls within Class E planning use and therefore suitable for a range of uses including offices, retail, health centre, day nursery, day centre, and gymnasium. Other uses may be suitable subject to planning for a change of use. There are 14 parking spaces available Monday to Friday between the hours of 8-00 am and 6-00 pm. Additional parking may be available nearby by separate negotiation.



# COMMERCIAL PROPERTY SPECIALISTS

## Area

The building has the following approximate gross internal areas:

Ground Floor:	5,553	sq ft
First Floor:	5,260	sq ft
Total:	10,813	sq ft

## Lease

The entire building is available to lease for a minimum term of 10 years on a full repairing and insuring basis outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

## Rent

Offers in excess of £150,000 per annum exclusive.

## Business Rates

The property has a Rateable Value of £134,000.

## Energy Performance Certificate



## Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**CLIFF BONNETT**

020 8342 2700  
cliff@sbhpageread.co.uk



**BEN PATER**

020 8342 2700  
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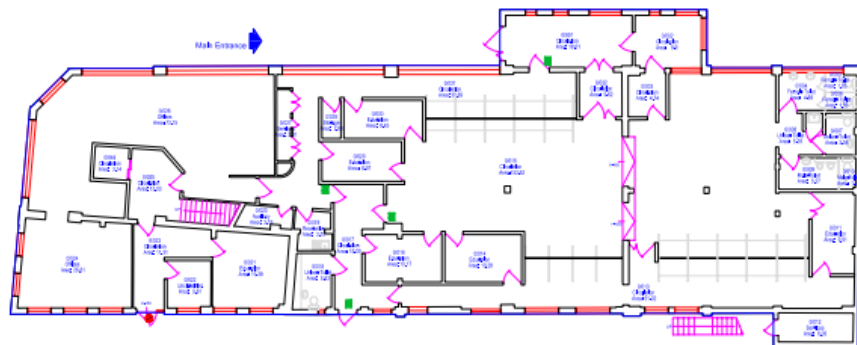
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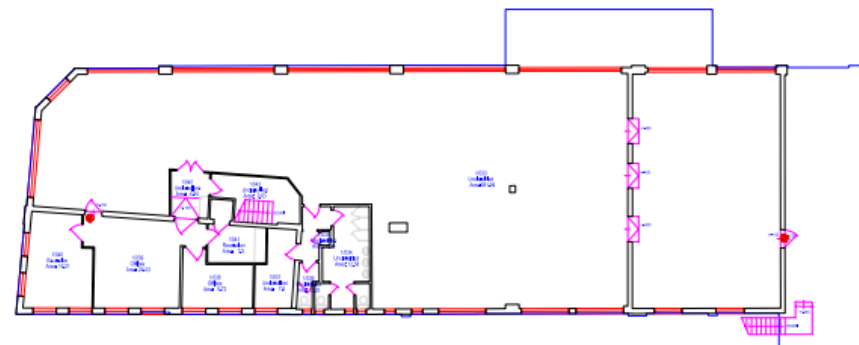
LOCAL KNOWLEDGE. REGIONAL COVERAGE





John Wilkes House  
Block Ref = A  
Ground Floor  
GEA = 1130.86  
GBA = 1063.21  
TRA = 1018.79

Ground Floor



First Floor

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Revision:

A

Description:

Updated

Date:

07/03/2008



Scale:

NTS @ A3

Drawn:

SPINT

Filename:

P000615 - John Wilkes House.dwg

Date:

02/09/2008

Checked:

SPINT

UPRN:

P000615

Accepted:

John Wilkes House  
79 High Street, Ponders End, Enfield

Floor Plans



