

T O L E T**OFFICE / WORKSHOP/SHOWROOM****Unit 22 Island Centre EN3 6GS****Monthly Costs Rent £541, Service Charge £95****Insurance £213 per annum***Note: Rent and Service Charge are billed quarterly and subject to Vat @ 20%.**Insurance is billed annually and not subject to VAT*

Flexible Affordable Business Space Available To let on The RSA Island Centre, Enfield, EN3 6GS

- **381.5 sq ft - enclosed courtyard**
- **Free parking**
- **24 hour CCTV**
- **Close to M25 (J25 & 26) and A10**
- **Good local rail and bus links**
- **Resident caretaker**
- **Unique heritage site**
- **On-site management office**

The RSA Island Centre is a small retail and business hub in the middle of Enfield Island Village. The Grade II listed former Royal Small Arms Factory is a unique and beautiful setting for your business, with established tenants including a Tesco Express, pharmacy, library and gym.

We're conveniently located a 15 minute walk from Enfield Lock station with frequent trains into London Liverpool Street, Stratford and Tottenham Hale stations. The 121 bus gives a regular service into Enfield town centre and on to Barnet. We're also served by the 299 bus.

Available units range in size from small offices to larger show rooms / retail units. We are able to accommodate a variety of business types. Get in touch to learn more about how our site can work for you.

For further information call 07715 423512 or e-mail office@rsaiv.co.uk