

# TO LET

## OFFICE / WORKSHOP/SHOWROOM

### Units 14 RSA Island Centre EN3 6GS

**Rent £14,084 per annum**

**Service Charge £2,529 per annum**

**Insurance £644 per annum**

*Note: Prices shown are annual and approximate. Insurance is billed annually. Rent & Service Charges are billed quarterly. Vat @ 20% will be added to Rent & Service Charge*



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

**Circa 723 sq ft modern open plan unit  
Attractive courtyard position.**

**Flexible business space**

**24 hour CCTV**

**On-site management office**

**Close to M25 (J25 & 26) and A10**

**Good local rail and bus links**

**Free Parking**

**Unique heritage site**

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, Nursery, 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 and the 491 bus to North Middlesex Hospital and Waltham Cross.

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](mailto:office@rsaiv.co.uk)**