



VISION
INNOVA PARK ENFIELD EN3 7XH



GRADE A COLUMN FREE OFFICE SPACE
2,507 - 5,096 SQ FT (232.91 - 473.43 SQ M) LEASEHOLD



VISION 

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DESCRIPTION

Vision 25 comprises a modern office building arranged over ground and upper floors. The space available is located on the second floor and is currently being fully refurbished

Vision 25 is located on the 100 acre Innova Park mixed use development with warehousing, offices and leisure occupiers represented on the site. The Park houses national operators such as Iceland and John Lewis, whilst a Premier Travel Inn and restaurant/bar are located within the Business Park.

Oasis Academy Enfield has developed a brand new campus on the park bringing further validity to the location.



TO BE REFURBISHED TO A GRADE A SPECIFICATION



TARGETING EPC A



VRV/VRF AIR CONDITIONING



FULLY ACCESSIBLE RAISED FLOORS



SUSPENDED CEILINGS WITH LED LIGHTING



MALE / FEMALE / DISABLED WCs ON EACH FLOOR



PASSENGER LIFT

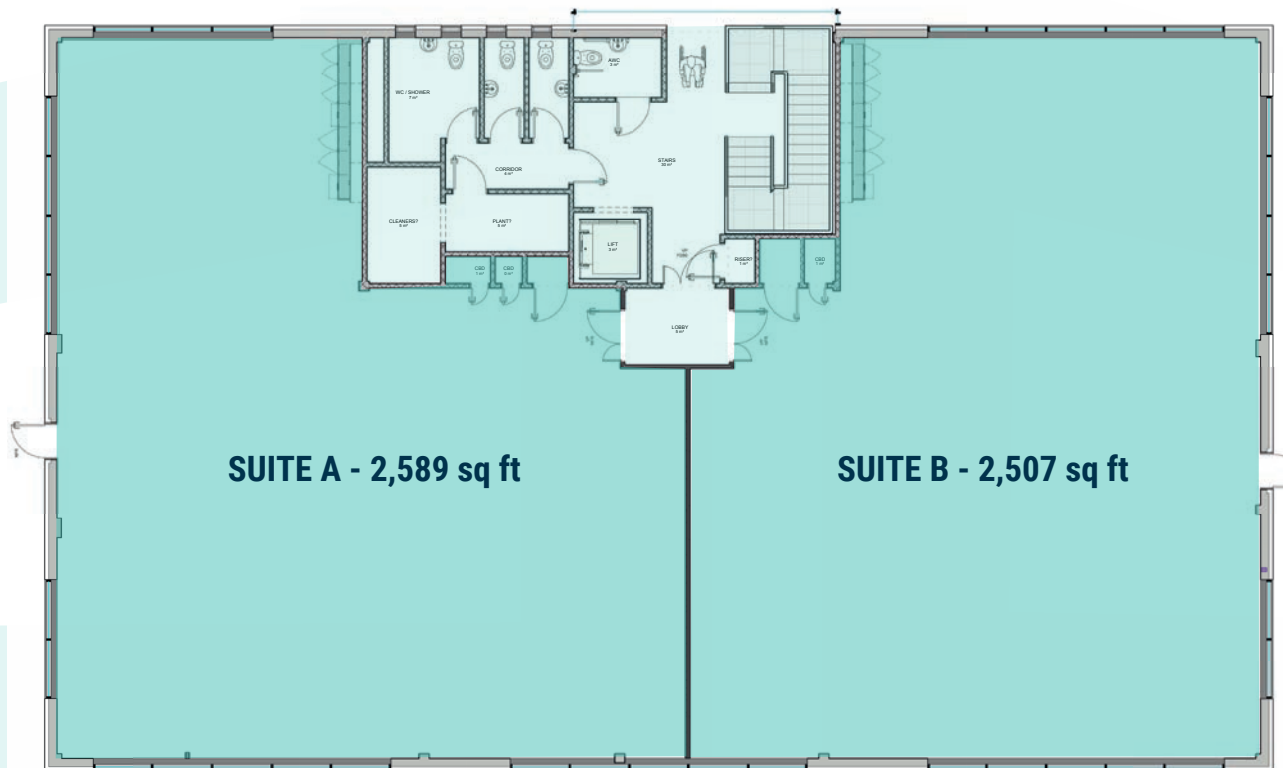


16 CAR SPACES RATIO 1:318 SQ FT



CLOSE TO M25 J25

SECOND FLOOR



SUITE A - 2,589 sq ft

SUITE B - 2,507 sq ft

ACCOMMODATION

The accommodation which is available on the second floor is being fully refurbished. In addition 16 car parking spaces in the ratio of 1 : 325 sq ft (1 : 30 sq m.)

TERMS

The second floor is available to let on a new lease for a term to be agreed.

FLOOR	Sq Ft	Sq M
Ground Floor and First Floor	Let to Regus	
Second Floor Suite A	2,589	240.52
Second Floor Suite B	2,507	232.91
Total	5,096	473.43





CGI'S AND QR CODES

All the CGI's and QR codes on the following pages have been produced by Interior Options. Please scan the QR codes with your mobile phone to view an immersive experience of the available space.



LOCATION

Located on the highly successful Innova Park to the north east of Enfield town centre. Communications are excellent with the A1055 Mollison Avenue, providing access to the M25 motorway (junction 25) via the A10 dual carriageway, 2 miles to the west.

Rail facilities are also represented within walking distance at Enfield Lock rail station, which provides a service into London Liverpool Street, having an approximate journey time of 25 minutes.

The immediate vicinity is made up of a mix of uses including offices, industrial, residential and education, with occupiers including John Lewis, BCA Group and Oasis Academy Enfield.



COMMUNICATIONS



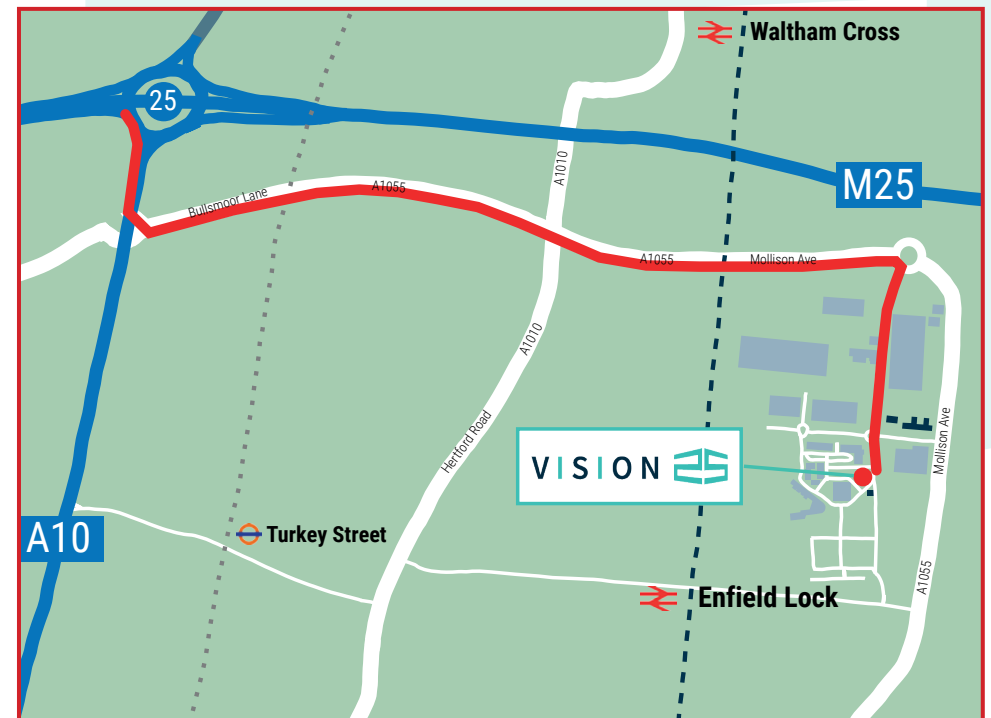
M25 J25	3 mins	2 miles
Enfield Lock Station	4 mins	1 mile
A406 (North Circular Road)	23 mins	6 miles
Central London	50 mins	14 miles
M1 J21	25 mins	18 miles
London Stansted Airport	34 mins	28 miles
London Heathrow Airport	76 mins	45 miles



Enfield Lock Station	11 mins	0.5 miles
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London Liverpool Street	25 minutes
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J25 M25

M25

M25

Route to M25 J25





VISION 

vision-25.co.uk



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