



OFFICE TO LET

Innova House, Innova Park, Enfield, Middlesex, EN3 7XH



 **RENT** £95,250 PA / £25 PSF

 **SIZE** 3810 Sq Ft / 354.0 SQM

 **FLOOR(S)** 1st

 **AVAILABLE** Immediately



CONTACT

Joshua Gilbery
020 7843 9157
joshua.g@pearl-coutts.co.uk

- Air Conditioning Manned reception
- Car Parking
- Category 2 Lighting
- Double Glazing
- Raised Flooring
- Smart Common Parts



Innova House, Innova Park, Enfield, Middlesex, EN3 7XH


LOCATION

Innova Park is a mixed use commercial scheme providing high quality offices and distribution space. The Park is situated just south of the M25 motorway in the north east of the London Borough of Enfield. The Park is accessed from Mollison Avenue, the A1055 which links the M25 (J25), A10 intersection to the north with the A406 North Circular Road to the south. Rail facilities are provided at Enfield Lock which is within walking distance and provides regular overground services to London Liverpool Street (approximately 26 minutes) via Tottenham Hale. There are regular bus services from the Park to the adjoining bus stations at Waltham Cross and Enfield. Innova Park is readily accessible to the leisure and sporting amenities provided by the Lea Valley Regional Park including Picketts Lock sports and athletics

DESCRIPTION

Luxury offices to let covering part of the first floor of this two story modern building. Innova House are modern stylish offices which provide a creative working environment for discerning business users. The building was constructed in 2000 with the intention to provide high quality air conditioned office space over two floors including a double height reception with 24 hour security thus providing a strong corporate image and peace of mind. The offices are located on the first floor and arranged in an open plan style with partitioned offices. Modern male and female WC's are located from the open plan communal reception area. Externally the property stands within well maintained grounds offering 25 allocated car parking spaces.

TRANSPORT LINKS

 **Bus Routes**
121, 491

 **Enfield Lock**
Greater Anglia

AMENITIES

- Air Conditioning
- B1 Use
- Car Parking
- Category 2 Lighting
- Double Glazing
- Passenger Lift
- Raised Flooring
- Smart Common Parts
- Walking Distance From Station

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

 (51 - 75)

 74 : This property

These details were updated on 25/03/2026

Innova House, Innova Park, Enfield, Middlesex, EN3 7XH

