

COMMERCIAL ESTATE AGENTS & VALUERS

SELF-CONTAINED OFFICE SUITE

950 SQ FT APPROX

TO BE LET

120 HIGH STREET, EDGWARE

MIDDLESEX HA8 7EL



1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

The property is situated on the east side of High Street, Edgware close to the junction with Station Road and within a few minutes' walk of Broadwalk Shopping Centre and Edgware Underground Station (Northern Line) and bus terminal. Excellent road communications are afforded via the A5 (Edgware Road) directly into Central London and the M1 Motorway (Junction 4) are within close proximity.

ACCOMMODATION

A self-contained office suite comprising the entire second floor currently partitioned to form one private, two fully glazed partitioned offices and a general open-plan area affording an approximate

FLOOR AREA

950 SQ FT

AMENITIES

- * Video entryphone
- * Under floor trunking
- * Double-glazed windows
- * Central heating
- * Comfort-cooling cassettes
- * Fluorescent lighting
- * Large skylight
- * Furniture available
- * Fitted kitchenette
- * Independent WC
- * 1 car parking space

LEASE

An effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals, if applicable.

RENT £20,000 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value is £20,750 and the rates payable for 2026/2027 are £8,964 per annum. Interested parties should confirm the annual rates payable with the local Rating Authority.

SERVICE CHARGE £6,000 per annum to include the gas heating and electricity bill, air conditioning service, waste bins, water and waste, office cleaning, intruder and fire alarm, building insurance, window cleaning, general repairs, and management fee.

EPC Awaiting

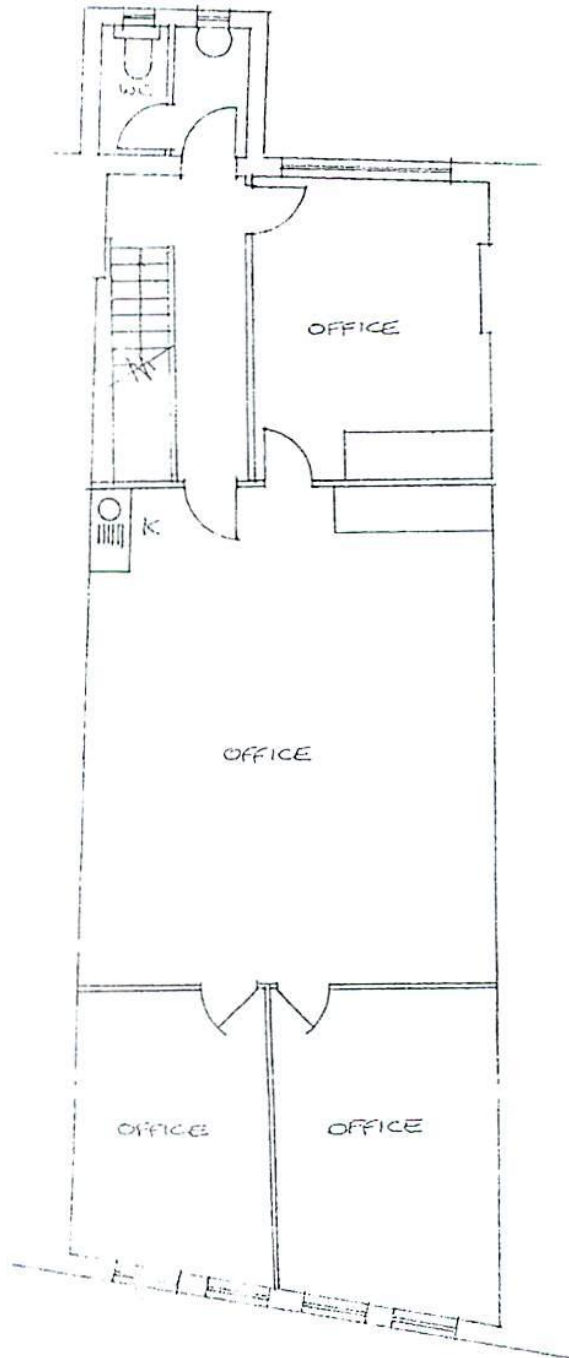
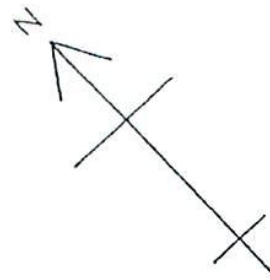
LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.









SECOND

-  COMMON PARTS
-  FIRST FLOOR
-  SECOND FLOOR

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120 HIGH STREET
EDGWARE
MIDDLESEX
HA8 7EL

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cleaning,

UPPER FLOOR PLANS
Scale 1:100

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