



PETERMANS
LOCAL PROPERTY EXPERTS

ELIZABETH HOUSE

54-58 High Street

Edgware HA8 7EJ

Office floor to let

3,004 Sq Ft

- Sixth Floor
- Refurbished offices
- Two passenger lifts
- Double glazing
- Air Conditioning
- Excellent natural light
- Kitchen
- Open plan and private offices
- Furnished
- Communal male, female & disabled toilets
- Parking for 6 vehicles



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LOCATION

Elizabeth House is located within the heart of Edgware on the east side of the A5 and a few minutes walk to Edgware Station and the Broadwalk Shopping Centre. It is surrounded by numerous shopping and restaurant amenities. There are excellent transport links and routes to Central London and the Motorway network (Jct 4 of M1 within 2 miles)

ACCOMMODATION

The entrance lobby has been refurbished, including the 2 lifts. The accommodation is a self-contained offices comprising the entire sixth floor. It was completely refurbished by the previous tenants and provides a mixture of open plan areas and private offices. It is offered furnished

FLOOR AREA

The area is approx. 3,004 sq ft

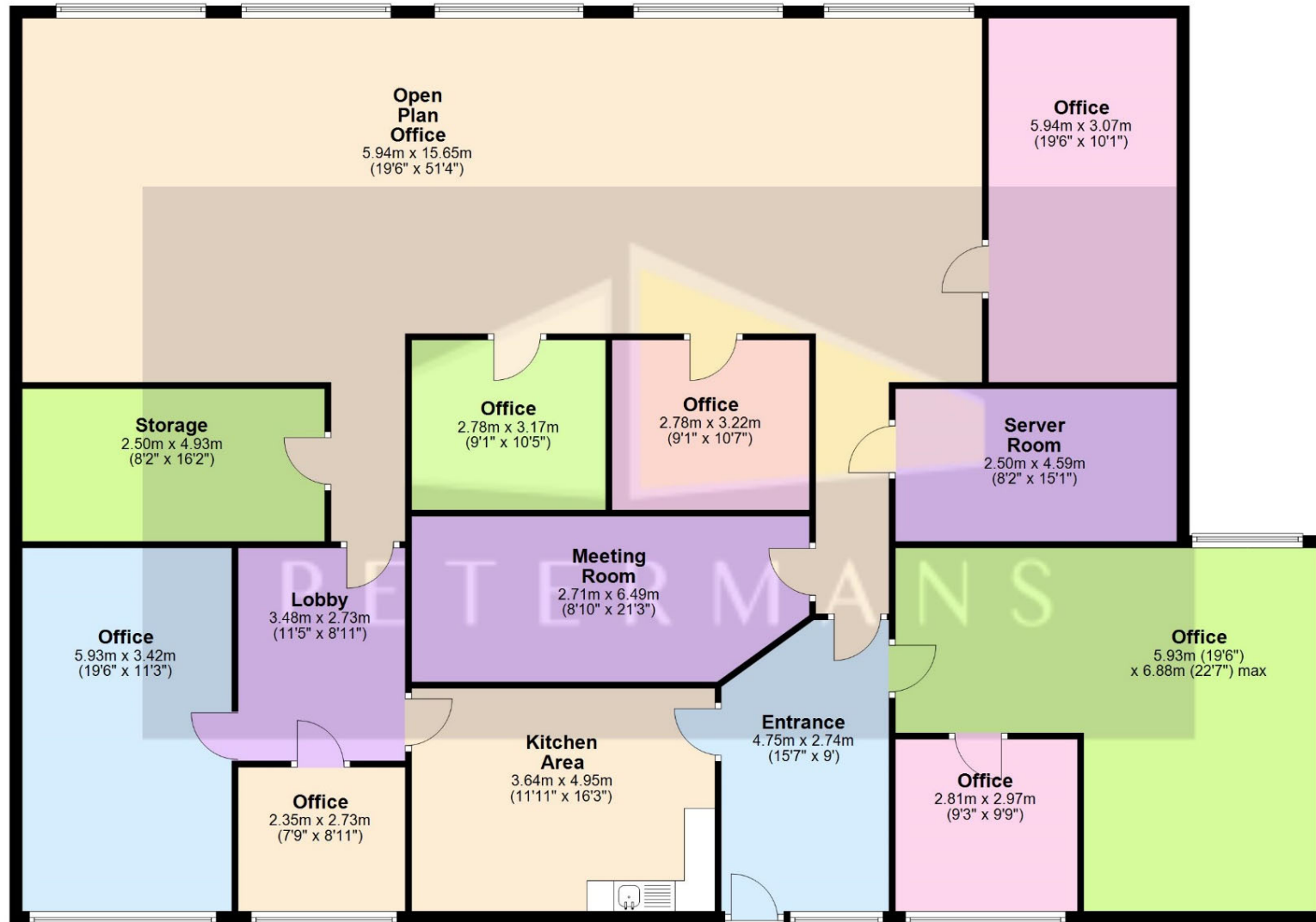
AMENITIES:

- 2 passenger lifts
- Secure 24 hour access
- Refurbished lobby
- Double glazed windows
- 6 car spaces
- Heating/cooling system



Sixth Floor

Approx. 287.9 sq. metres (3099.3 sq. feet)



Total area: approx. 287.9 sq. metres (3099.3 sq. feet)









TENURE

Lease

A new lease is available for a term by arrangement subject to periodic rent reviews

Rent

£20 per sq ft per annum exclusive + VAT

SERVICE CHARGE

£4064.75 + VAT per ¼

RATES

RV £36,000

Please check the www.voa.gov.uk website

EPC

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LEGAL COSTS

Each party to be responsible for their own costs incurred

VIEWINGS

By appointment only via:

Howard Peterman of Petermans on:

020 8958 5040 or 07973 224048

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