

Plug and Play office to let

OFFICE

TO LET

2,578 SQ FT

(239.50 SQ M)

- Fully Fitted (20 desks)
- Kitchenette
- Air conditioning
- Passenger lifts
- 24 hour access
- Meeting rooms
- Bike Storage

OVERVIEW

| | |
|----------------|------------------|
| Available Size | 2,578 sq ft |
| Rent | £49.50 per sq ft |
| Rates Payable | £15 per sq ft |
| Service Charge | TBC |
| EPC Rating | Upon enquiry |

ACCOMMODATION

The accommodation comprises the following areas:

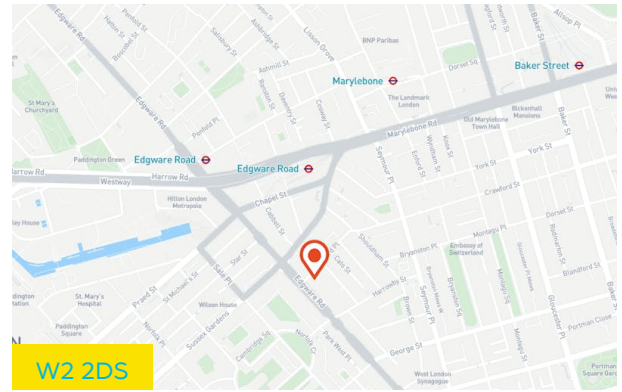
| Name | sq ft | sq m | Availability |
|-------|-------|--------|--------------|
| 2nd | 2,578 | 239.50 | Available |
| Total | 2,578 | 239.50 | |

DESCRIPTION

The offices are accessed via a separate ground floor entrance leading up to 2nd floor accommodation with an integrated mezzanine floor.

LOCATION

The property is located on Edgware Road, close to junction with Crawford Place. There are many local amenities nearby including major retailers and small independent stores.



VIEWING & FURTHER INFORMATION

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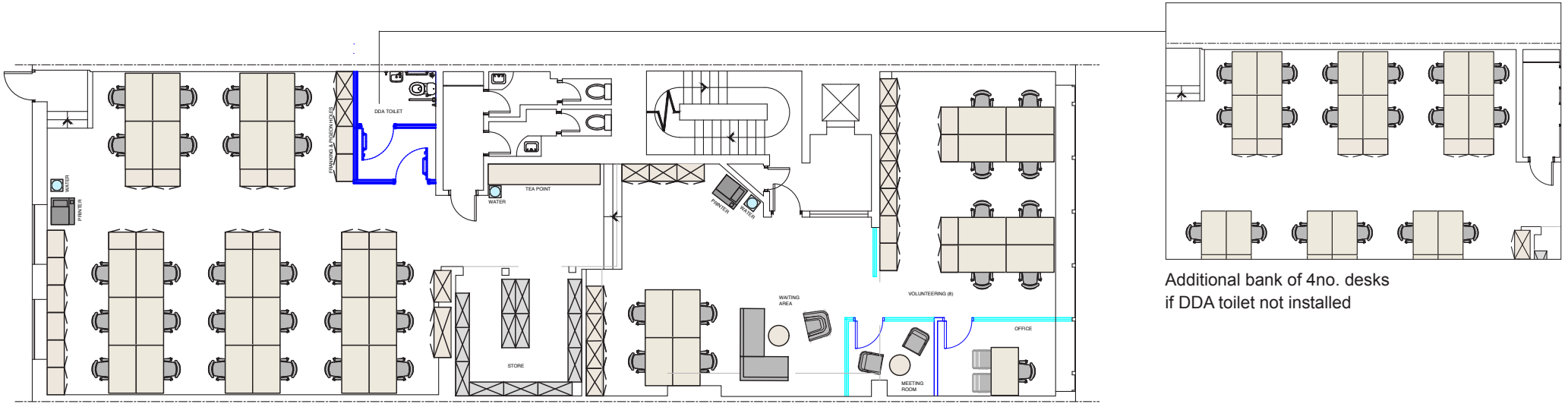


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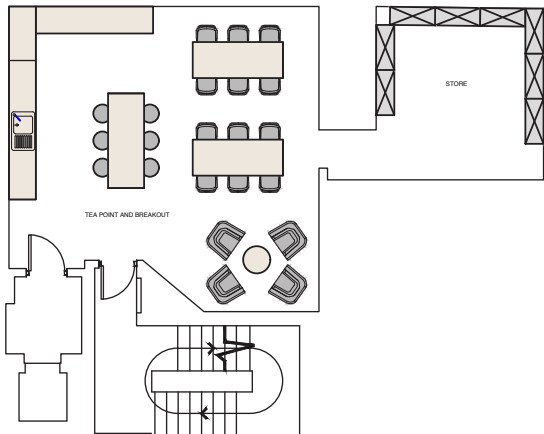


178-180 EDGWARE ROAD / PROPOSED PLAN - FIRST FLOOR v3



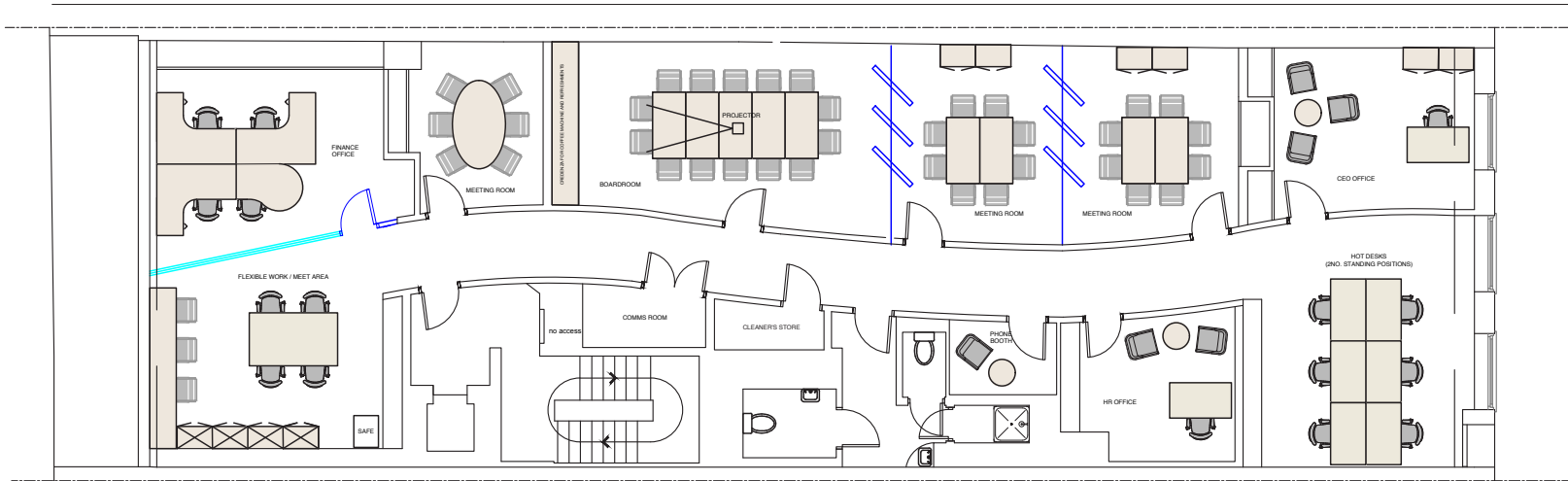
Additional bank of 4no. desks
if DDA toilet not installed

OPTION 1

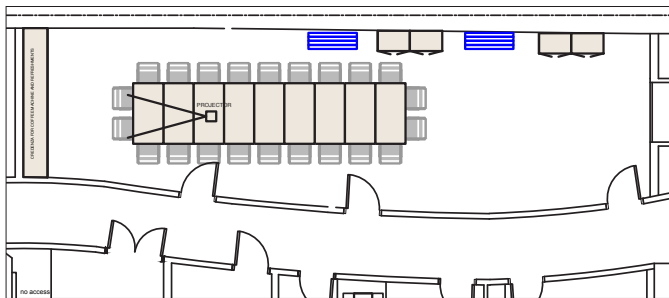


MEZZANINE

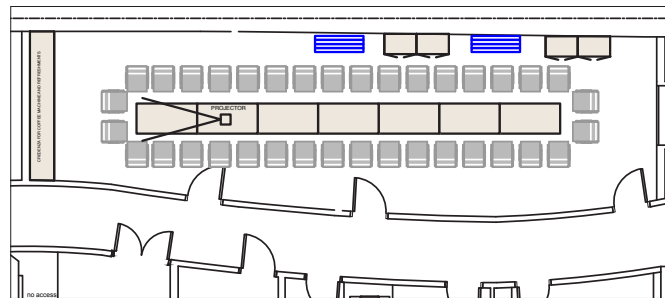
178-180 EDGWARE ROAD / PROPOSED PLAN - SECOND FLOOR & MEZZANINE v3



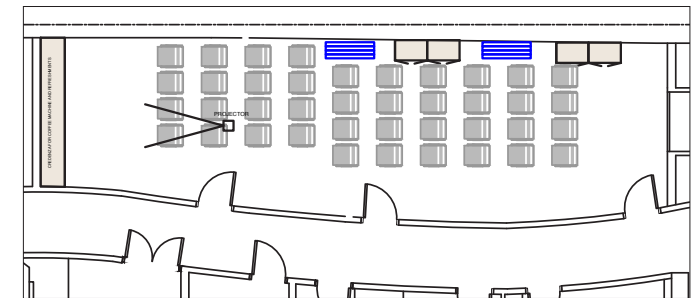
SECOND FLOOR



MEETING LAYOUT 1
- boardroom
- 22 people



MEETING LAYOUT 2
- boardroom
- 36 people



MEETING LAYOUT 3
- theatre style
- 40 people