



PETERMANS
LOCAL PROPERTY EXPERTS



ELIZABETH HOUSE

54-58 High Street
Edgware HA8 7EJ
Superb Offices TO
LET 2,975 sq ft SQ FT

- First Floor
- Redecorated
- Air conditioning
- Kitchen
- 6 Parking Spaces
- Entire Floor
- Approx. 2975 sq ft
- Arranged as a number of private offices
- Lifts

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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 surrounded by all facilities and amenities. There are excellent transport links and routes to Central London and the Motorway network (Jct 4 of M1 within 2 miles)

ACCOMMODATION

The available accommodation in this landmark building comprises of the entire 1st floor. It has recently been redecorated and currently arranged as a number of private offices- which can be demountable and has it's own kitchen.



The area is approx. 2974 sq ft

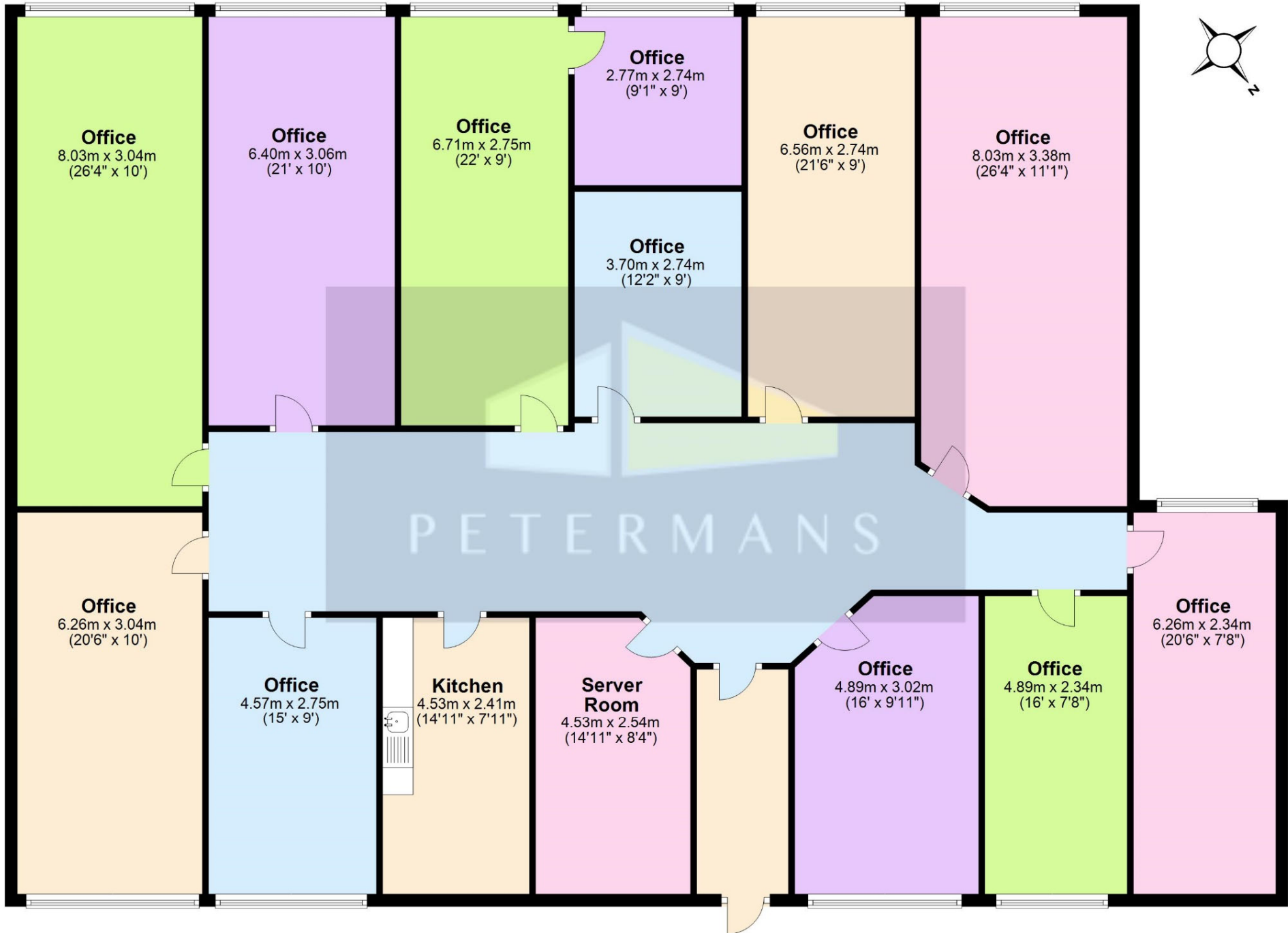
Amenities:

- Air conditioned in parts
- 6 Car Parking Spaces
- Excellent Natural Light
- Refurbished reception area

NB THE 6TH FLOOR IS ALSO AVAILABLE

First Floor

Approx. 276.3 sq. metres (2974.2 sq. feet)



Total area: approx. 276.3 sq. metres (2974.2 sq. feet)







TERMS:

LEASE: The offices are available to let on a new FR&I LEASE for a term to be agreed

RENT: £18 PER SQ FT STC + VAT Per annum exclusive

RATEABLE VALUE: The RV for 25/26 is £35,250. Please make your own enquiries <https://www.gov.uk/find-business-rates>

SERVICE CHARGE: We have been advised that the s/c for 2025 is approx.£16,259+ VAT incl reserve fund

EPC: E107

POSSESSION: Immediate

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040 howard@petermans.co.uk