

Offices to let

OFFICE

TO LET

2,579 TO 3,177 SQ FT

(239.60 TO 295.15 SQ M)

- Kitchenette
- Air conditioning
- Passenger lifts
- 24 hour access
- Meeting rooms
- Bike Storage

OVERVIEW

Available Size	2,579 to 3,177 sq ft
Rent	£29.50 per sq ft
Rates Payable	£15 per sq ft
Service Charge	£6.41 per sq ft
EPC Rating	Upon enquiry

ACCOMMODATION

The accommodation comprises the following areas:

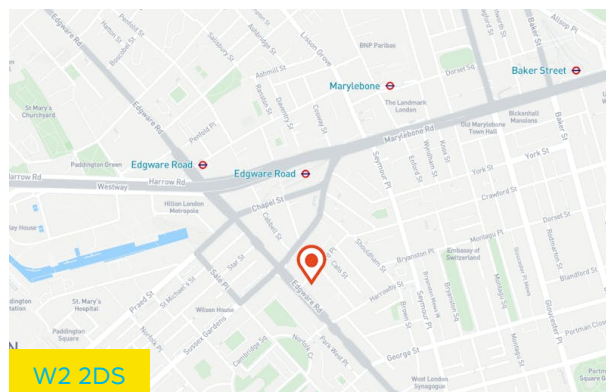
Name	sq ft	sq m	Availability
2nd	2,578	239.50	Available
Mezzanine - Kitchenette	598	55.56	Available
1st	2,999	278.62	Available
Total	6,175	573.68	

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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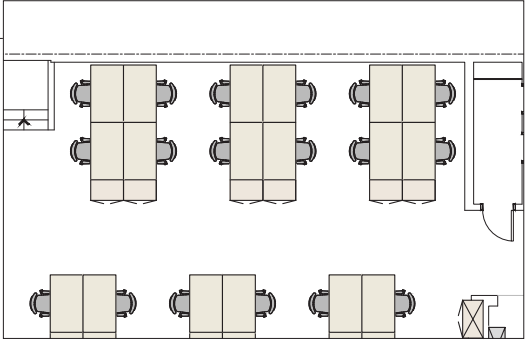
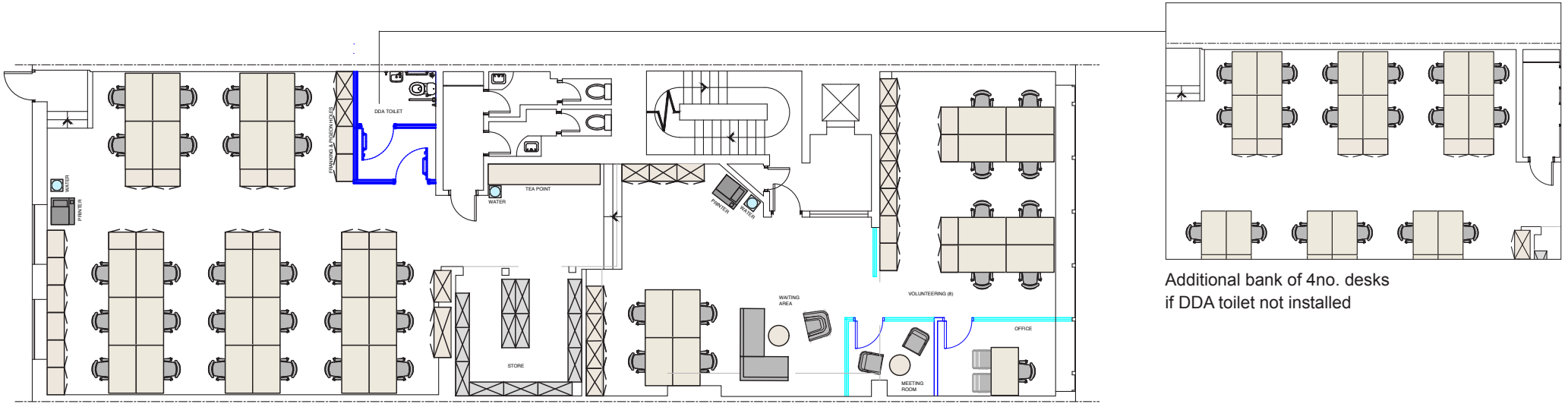


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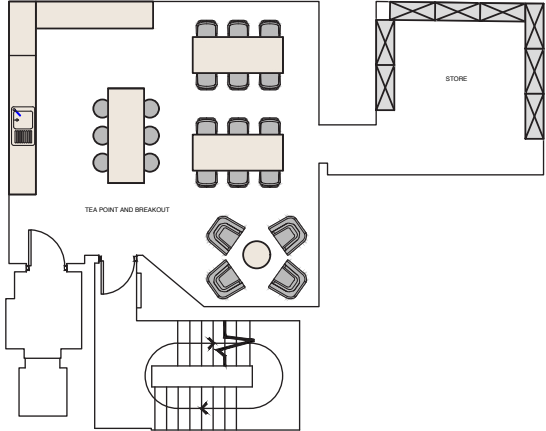


178-180 EDGWARE ROAD / PROPOSED PLAN - FIRST FLOOR v3



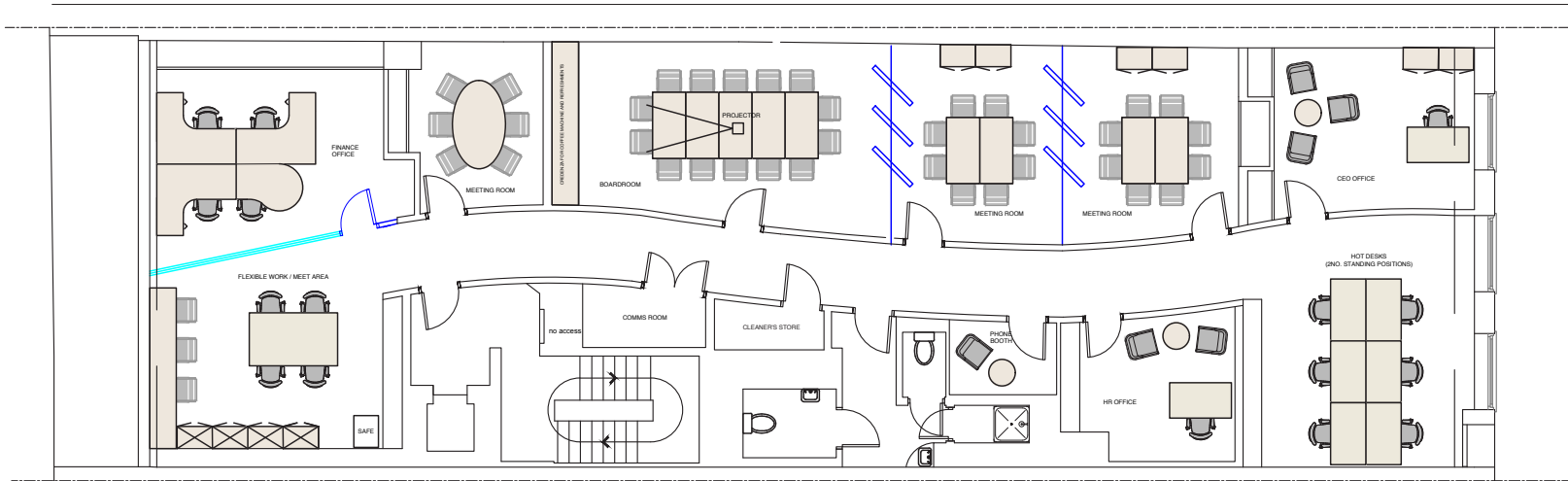
Additional bank of 4no. desks
if DDA toilet not installed

OPTION 1

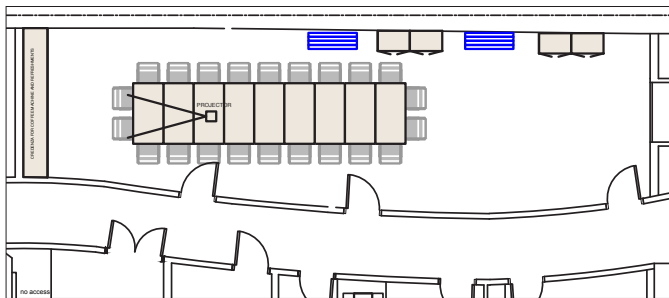


MEZZANINE

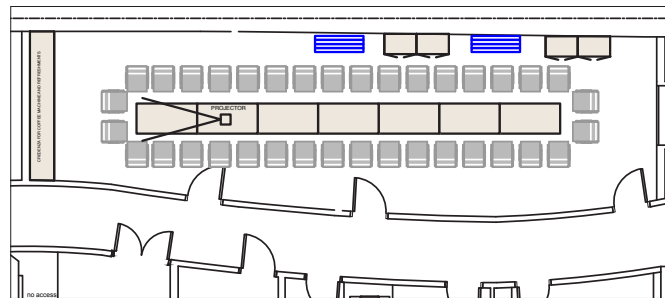
178-180 EDGWARE ROAD / PROPOSED PLAN - SECOND FLOOR & MEZZANINE v3



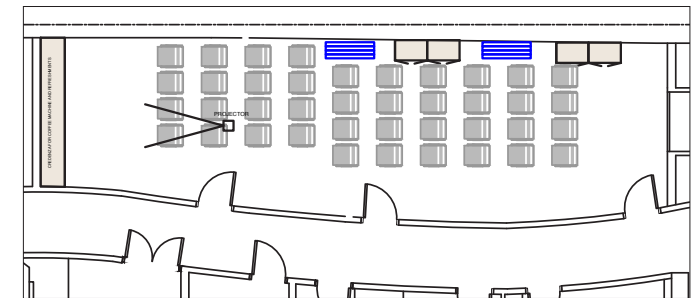
SECOND FLOOR



MEETING LAYOUT 1
- boardroom
- 22 people



MEETING LAYOUT 2
- boardroom
- 36 people



MEETING LAYOUT 3
- theatre style
- 40 people