

MODERN OFFICE TO LET



HIGH STREET, EDGWARE HA8 593 SQ FT (55.08 SQ M)

- Location:** Situated on High Street, Edgware virtually opposite the junction with Manor Park Crescent. The nearest station is Edgware (Northern Line).
- Description:** Comprising a bright self contained modern first floor office suite with excellent natural light. There is a WC on the ground floor and stairs to the first floor. There is one parking space.
- Areas:**
- | | | |
|------------|-----------|-----------|
| Room 1 | 19' x 12' | 228 sq ft |
| Room 2 | 19' x 15' | 285 sq ft |
| Kitchen | 10' x 8' | 80 sq ft |
| Total area | | 593 sq ft |
- WC at ground floor level
- Lease:** Available on either a sub lease or an assignment of the existing Lease, which expires June 2012. Rent £11,000 pa plus VAT.
- Business Rates:** London Borough of Harrow. Rates payable approximately £2,400 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.



Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
 Via Claridges Commercial – 0845 205 0007