

# FOR SALE - OFFICE



**Elizabeth House, 54-58 High Street, Edgware HA8 7EJ**  
3,050 Sq Ft (283.34 Sq M)

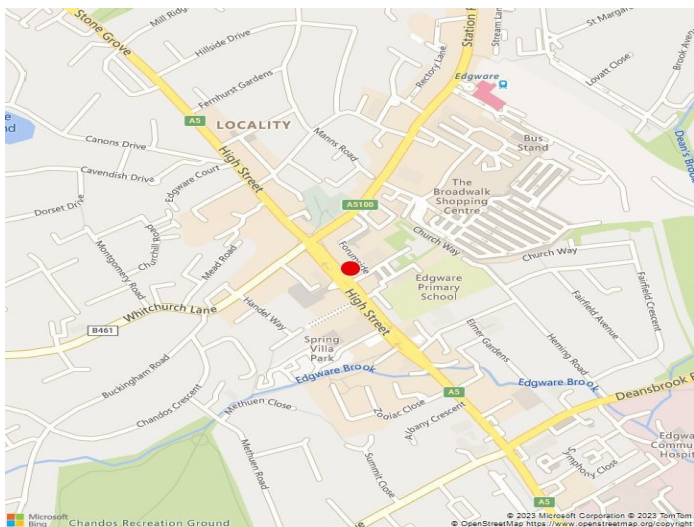
**PRICE £744,000**

**AVAILABLE IMMEDIATELY**

- SIX CAR PARKING SPACES
- ENTIRE SIXTH FLOOR

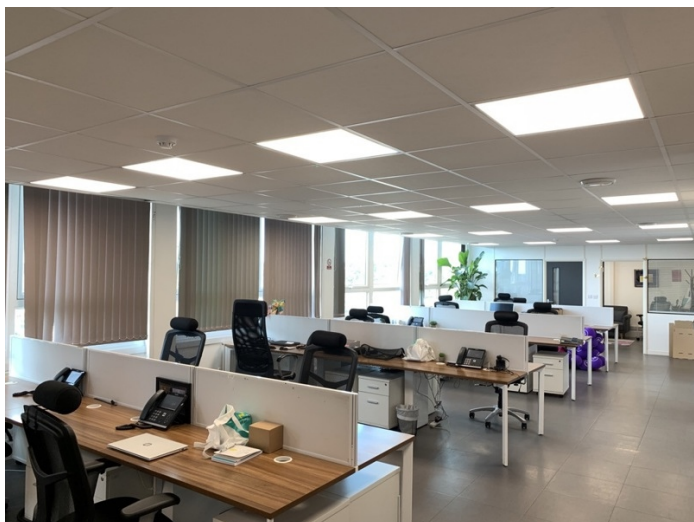
## Location

The property is situated on High Street (A5) within Central Edgware close to Edgware Underground (Northern Line) and Bus Station. The Broadwalk shopping centre is within easy walking distance and there is excellent road access to the M1, A1, A41 and into Central London.



## Description

The available accommodation comprises the entire 6th floor. There are 2 passenger lifts and a commissioner. Amenities include comfort cooling, heating, double glazing, private kitchen and communal WCs. There are 6 allocated car spaces with the demise.



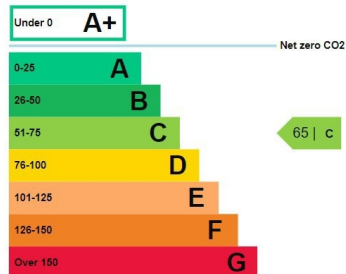
## Accommodation

Accommodation	sq ft	sq m
Total Area	3,050	283.34

## EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of C (65).

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Price

£744,000

## Terms

A long leasehold under a 199 year lease from 12th October 1995.

## Legal Costs

Each party to bear their own legal costs.

## Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

## Viewings

Strictly by appointment through VDBM on 01923 845222.  
Strictly by appointment through VDBM.  
steve.keenan@vdbm.co.uk 01923 845226  
toby.woodward@vdbm.co.uk 01923 845221

## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.