

FOR SALE - OFFICE



Elizabeth House, 54-58 High Street, Edgware HA8 7EJ

3,050 Sq Ft (283.34 Sq M)

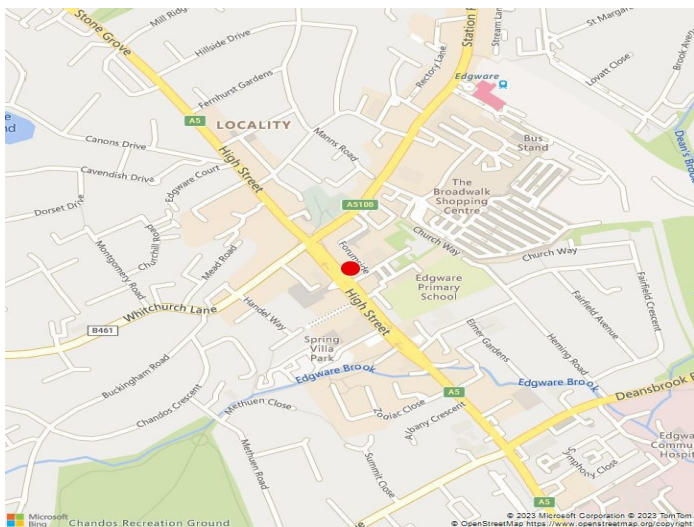
Guide price £685,000

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 commissionaire. 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.

Price

£685,000 Guide price

Terms

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

Legal Costs

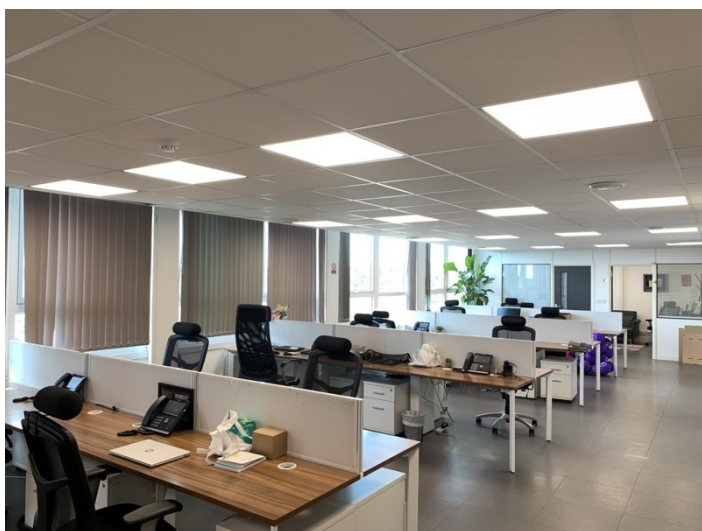
Each party to bear their own legal costs.

Business Rates

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

Viewings

Strictly by appointment through VDBM.
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 part of any offer or contract.