



## MODERN BUSINESS UNIT WITH 9 PARKING SPACES

### **5 THE EDGE BUSINESS CENTRE**

Humber Road, Staples Corner, NW2 6EW

Office

## **FOR SALE**

**2,985 sq ft**

(277.32 sq m)

- Central Staples Corner location
- 9 parking spaces
- 999 year long leasehold from April 1989.
- Located in a well maintained estate
- Air-conditioning and gas central heating

# 5 The Edge Business Centre, Humber Road, Staples Corner, London, NW2 6EW

## Summary

|                |              |
|----------------|--------------|
| Available Size | 2,985 sq ft  |
| Price          | £925,000     |
| Business Rates | Upon Enquiry |
| EPC Rating     | D            |

## Description

Modern Business unit arranged over ground and first floors, built of portal frame and brick construction clad in a painted steel fabrication along with a steel insulated roof.

The building is currently used as offices and benefits from a mixture of open plan and partitioned accommodation over ground and first floor. Access to the premises is via a protruding access staircase pod situated at the left-hand side of the building with a staircase leading to the first-floor offices. The ground floor area is mainly open plan with a rear private office / server room. The first floor is mainly open plan with the benefit of 2 partitioned rooms and good natural light.

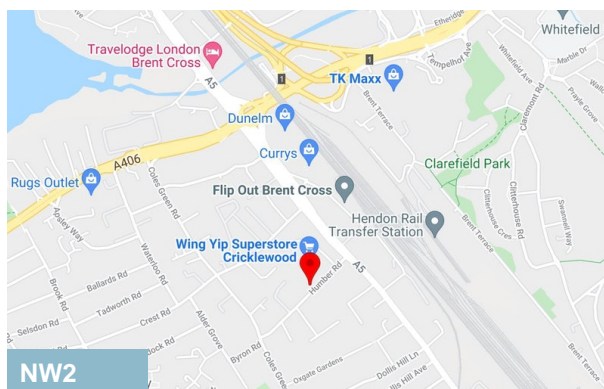
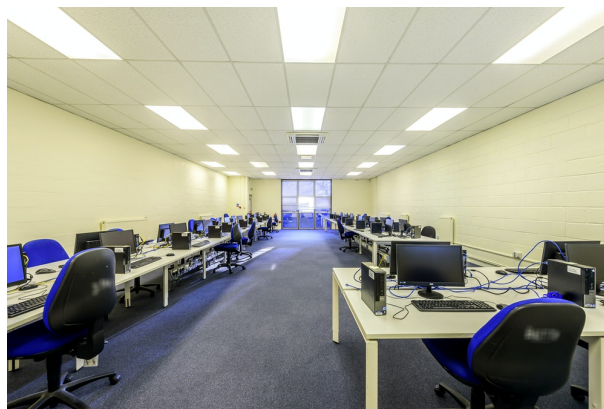
Benefits include, raised floor plates, carpets, male and female W/C's, kitchenette, fibre connectivity, suspended ceiling, cat 5 cabling, air conditioning and gas central heating.

The premises are held on a long lease of approximately 966 years with a percentage share of the freehold of the industrial estate.

## Accommodation

The accommodation comprises of the following

| Name         | Sq ft           | Sq m          | Availability |
|--------------|-----------------|---------------|--------------|
| Ground       | 1,400           | 130.06        | Available    |
| 1st          | 1,584.70        | 147.22        | Available    |
| <b>Total</b> | <b>2,984.70</b> | <b>277.28</b> |              |



## Viewing & Further Information



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