



FIRST FLOOR SPACE IN A MODERN BUSINESS UNIT WITH 4 PARKING SPACES - TO LET

5 THE EDGE BUSINESS CENTRE

Humber Road, Staples Corner, NW2 6EW

Office

TO LET

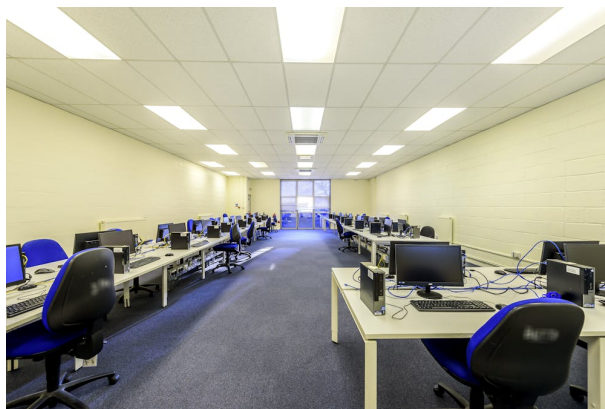
1,584.70 sq ft
(147.22 sq m)

- Central Staples Corner location
- 4 parking spaces
- Open plan with a meeting room
- 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	1,584.70 sq ft
Rent	£27,000.00 per annum
Business Rates	Upon Enquiry
Service Charge	To be confirmed.
VAT	Applicable
EPC Rating	D



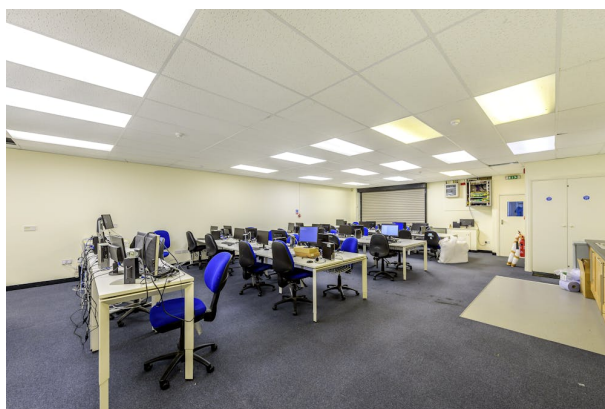
Description

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

The first floor is currently used as offices and benefits from a mainly open plan layout with 2 partitioned office/meeting rooms. 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.

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

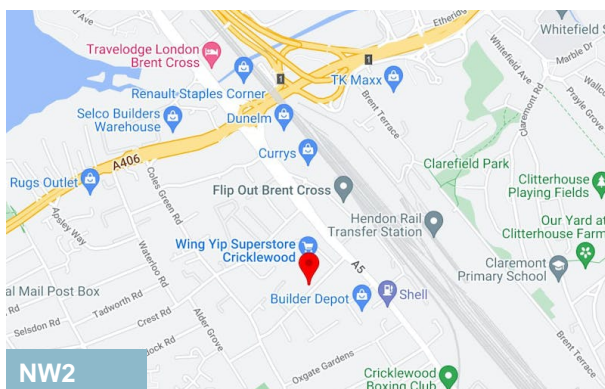
The property would suite a wide range of business uses and is available for immediate occupation.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	1,584.70	147.22	Available
Total	1,584.70	147.22	



Viewing & Further Information



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