

# VDBM

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6TH FLOOR, ELIZABETH HOUSE, 54-58 HIGH STREET,  
EDGWARE, HA8 7EJ

**ATTRACTIVE MODERN OFFICES**

**AIR CONDITIONED**

**500 SQ FT - 2,975 SQ FT**

**AVAILABLE IMMEDIATELY**

**NEW FLEXIBLE LEASES**

£35.00 per sq ft per annum inclusive

## 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 two 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. Our client is seeking a single occupier or alternatively suites may be sub-divided to offer 500 sq ft to 2,975 sq ft.

## TERMS

New flexible sub leases for terms to be agreed.

## RENT

£35.00 per sq ft per annum inclusive plus VAT but excluding business rates

## RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rates payable £5.50 per sq ft pa approx (2022/2023)

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

## LEGAL COSTS

Each party to bear their own legal costs.

## EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of C (65)

## VIEWING

Strictly by appointment through VDBM on 01923 845222.

**DRAFT DETAILS AWAITING CLIENT APPROVAL**

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.