

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED OFFICE SUITES**

**377 – 1,714 SQ FT APPROX**

**TO BE LET**

**ELIZABETH HOUSE**

**54-58 HIGH STREET, EDGWARE, MIDDLESEX HA8 7EJ**



ELIZABETH HOUSE-CONCEPT, GROUND FLOOR ENTRANCE - 2 - OPTION 1

pitchstudios

CGI Concept

All Transactions are subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION** The property is well situated on the A5 close to the junction with Station Road. Excellent road communications are afforded to Central London and there is good access to both the M1 and M25 Motorways. Edgware Underground Station (Northern Line) and The Broadwalk shopping centre are both within walking distance, providing many amenities for staff.

**ACCOMMODATION** Comprises a choice of three self-contained office suite on the third floor. It is proposed to upgrade the foyer as per the CGI concept in 2025 and funds have been reserved for these works. The offices afford the following approximate floor areas:

<b>SUITE 1</b>	<b>718 SQ FT</b>
<b>SUITE 2</b>	<b>322 SQ FT</b>
<b>SUITE 3</b>	<b>674 SQ FT</b>
<b>TOTAL AREA</b>	<b>1,714 SQ FT</b>

- AMENITIES**
- \* Two passenger lifts
  - \* Double glazing
  - \* Electric heating
  - \* Shared kitchen
  - \* Suspended ceilings with LED lighting
  - \* Window blinds
  - \* Shared male, female & disabled toilets
  - \* On site parking

**RENT** Suite 1: £24,800 per annum.  
 Suite 2: £11,200 per annum.  
 Suite 3: £23,150 per annum

All rents include service charge, utilities and business rates, but exclusive of VAT.

**LEASE** A new lease to be granted for a term by arrangement. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24 – 28 inclusive).

**EPC**

B.

**LEGAL COSTS**

Each party to be responsible for their own costs incurred.

**VIEWING**

Strictly by appointment through agents as above.



ELIZABETH HOUSE-CONCEPT EXTERIOR ENTRANCE-1

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ELIZABETH HOUSE-CONCEPT EXTERIOR ENTRANCE-2

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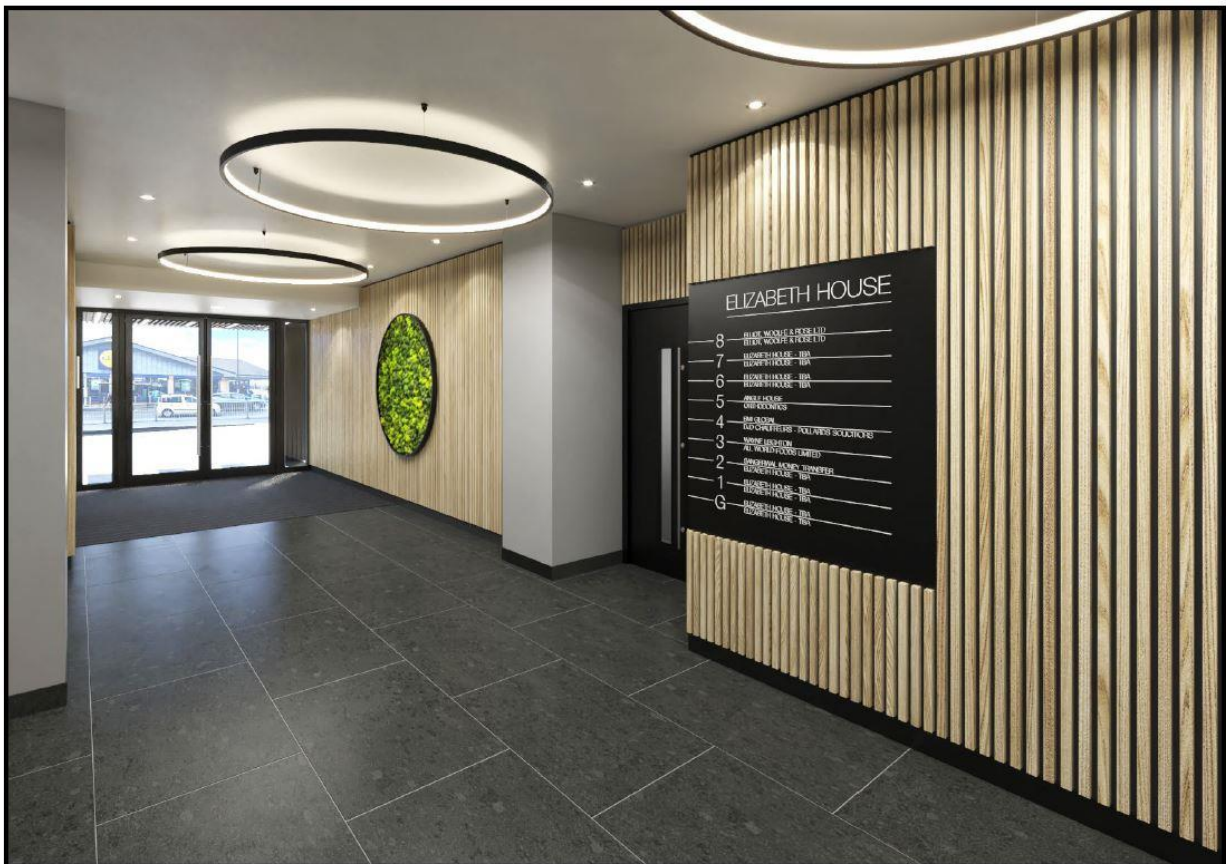




ELIZABETH HOUSE-CONCEPT GROUND FLOOR ENTRANCE - 1

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ELIZABETH HOUSE-CONCEPT GROUND FLOOR ENTRANCE - 7

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CGI Concept













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