



PETERMANS
LOCAL PROPERTY EXPERTS



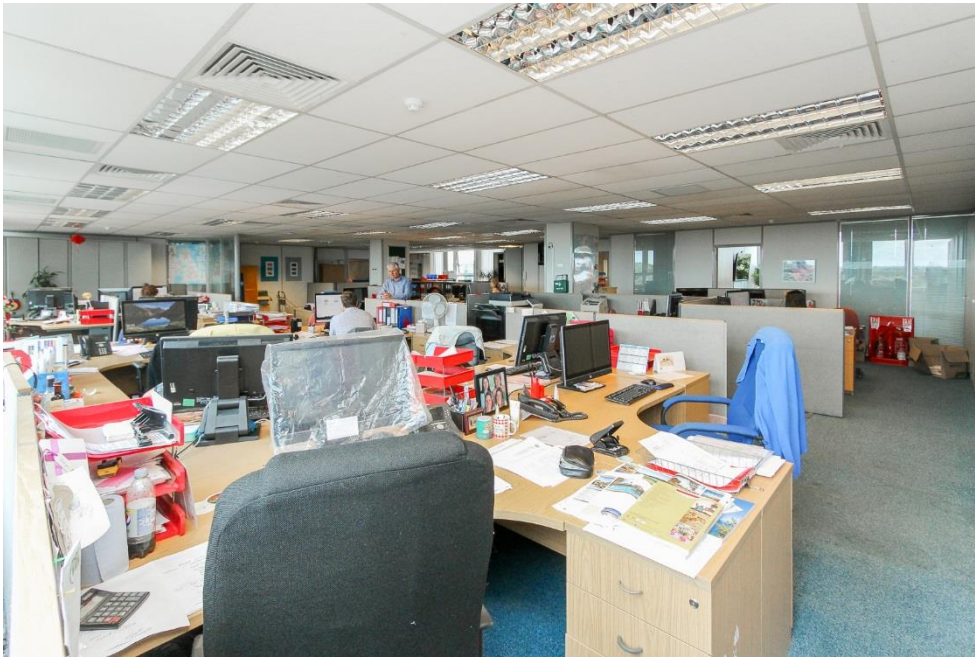
ELIZABETH HOUSE
54-58 High Street
Edgware HA8 7EJ
Offices FOR SALE or
RENT with parking
3088 sq ft SQ FT GIA

- Seventh floor offices
- Commissionaire
- Comfort cooling & Electric Heating
- Parking for up to 12 Cars
- Entire Floor Approx. 3088 sq ft
- Open plan with private offices.
- Kitchen
- Lift
- Excellent natural light
- 8th floor also available

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
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LOCATION

The property is situated on High Street, Edgware (A5) within Central Edgware and a few minutes walk of the Edgware Underground (Northern Line) and Bus Station . The Broadwalk Shopping Centre is close by and the area is well served by many retail, leisure and restaurant operators. There is excellent road access to the M1, A1, A41 and into Central London.

ACCOMMODATION

The available accommodation comprises the entire 7th floor of the building. There is the principle access from the High Street and also from the car park. There are two lifts and a commissionaire. Amenities include comfort cooling, heating, double glazing, perimeter trunking, private kitchen and communal w.c's. The office floor has been split into an open plan area and there are a number of private offices and meeting room.

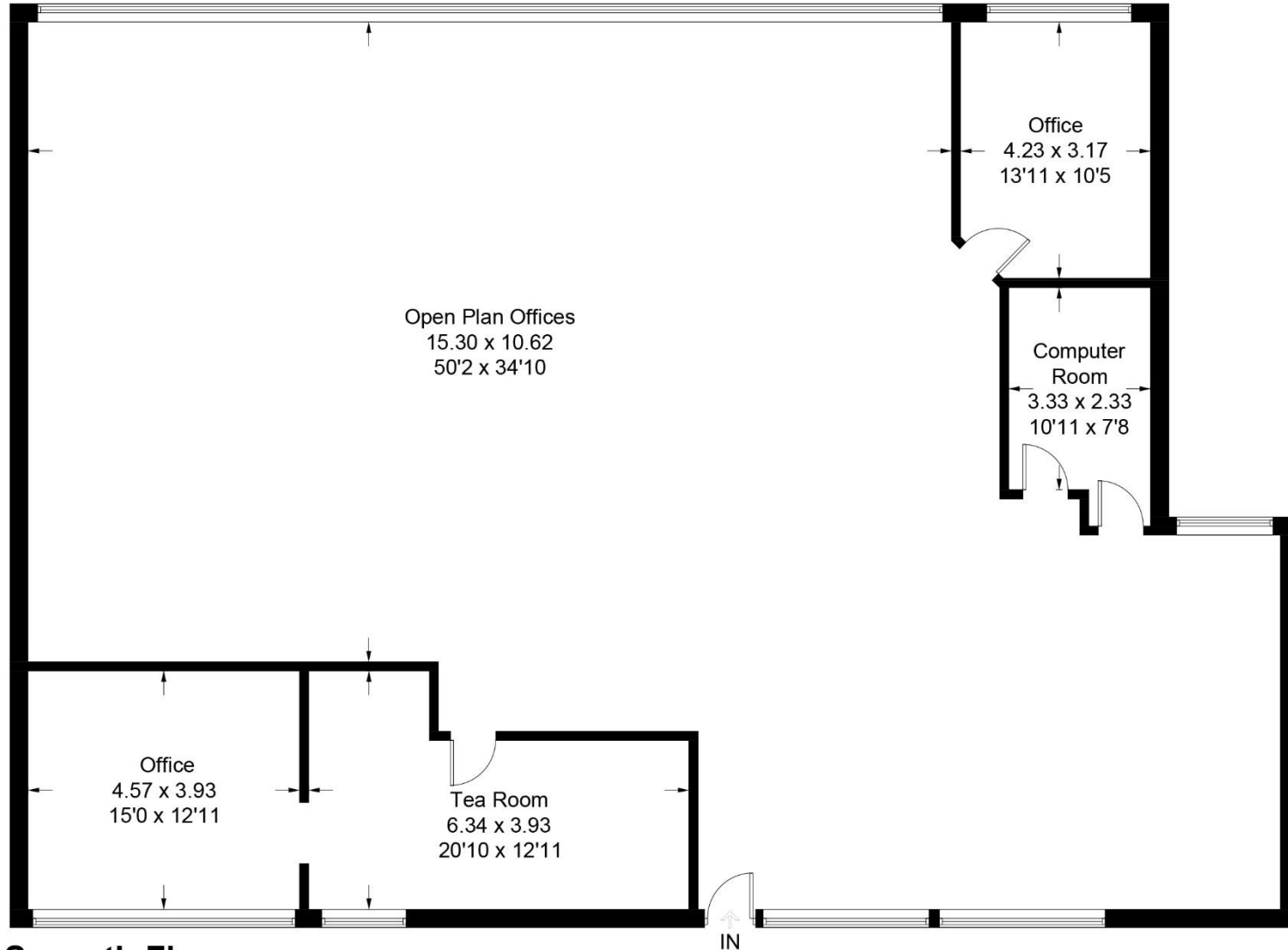
Approx. Floor area 3088 sq ft GIA .

There are 6 car spaces included within the demise in the rear car park but there is the potential to park up to 12 cars.

NB: we are currently marketing the 8th Floor of a similar size and therefore can offer circa 6100 sq ft

7th Floor, Elizabeth House

Approximate Gross Internal Area = 286.9 sq m / 3088 sq ft



Seventh Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID563792)



TERMS:

SALE: Approx. 999 years from 1995 @ £100 pa

LEASE : Alternatively a new FR&I lease for a term by agreement subject to upward only reviews on the entire or part.

PRICE: Offers in excess of £800,000 stc + VAT

RENT: £15per sq ft per annum ex subject to contract + VAT

RATEABLE VALUE: £33,500 2019/20. Please make your own enquiries

SERVICE CHARGE: TBA

EPC: C 69

POSSESSION: Upon completion of legal formalities.

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040

Remedial works will be carried out .