



**PETERMANS**  
LOCAL PROPERTY EXPERTS



**APRIROSE HOUSE**  
**48A HIGH STREET**  
**EDGWARE HA8 7EQ**  
**WELL LOCATED AIR**  
**CONDITIONED OFFICES**  
**WITH PARKING**  
**1597 sq ft SQ FT**

- **First floor offices**
- **Modern building**
- **Air conditioned**
- **Underfloor trunking**
- **5 Car Park Spaces**
- **Entire Floor Approx. 1597sq ft**
- **Open plan with private offices.**
- **Refurbished recently**
- **Kitchen & W.C's**
- **Lift**

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 1<sup>st</sup> floor of this modern office building. The principle access is via the High Street into a private road . Amenities include air conditioning, raised floors, 5 person lift, entryphone, double glazing, private kitchen and w.c's.

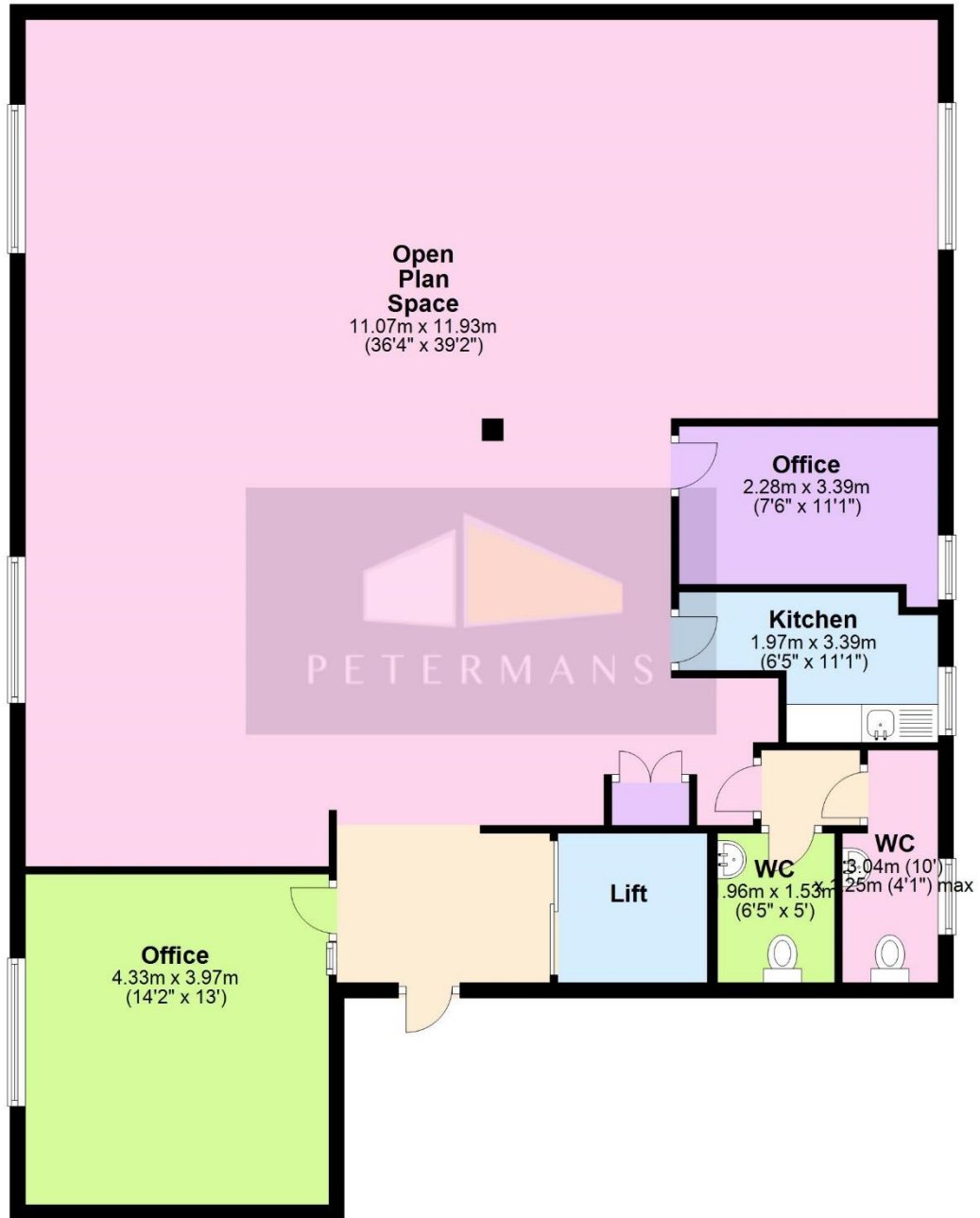
The floor is mostly open plan with 2 private offices

**Approx. Floor area 1597 sq ft NIA .**

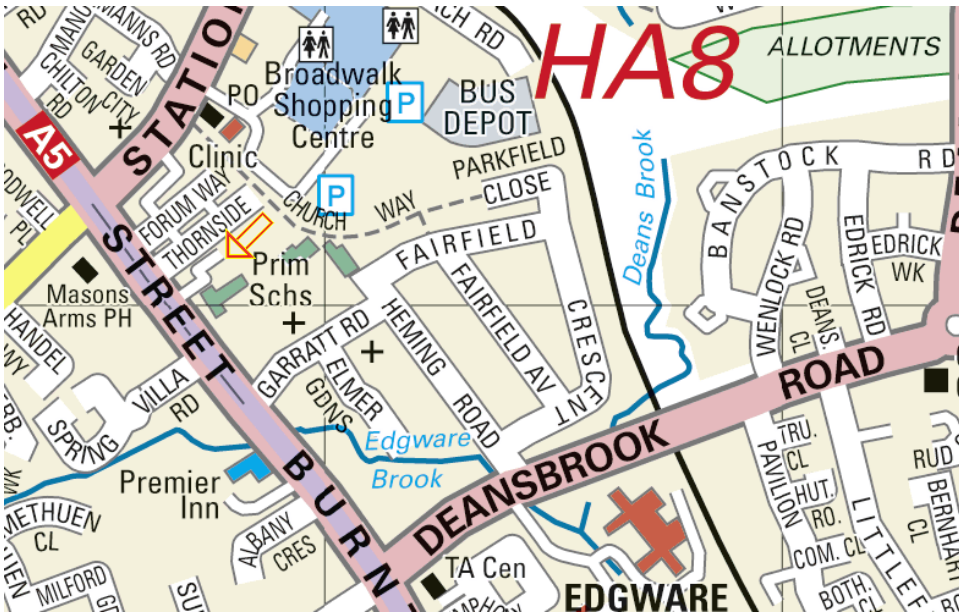
**There are 5 car spaces included with the demise**

# First Floor

Approx. 161.6 sq meters (1739.5 sq. feet) GIA



Total area: Approx. 161.6 sq meters (1739.5 sq. feet) GIA



**TERMS:**

**LEASE :** A new FR&I lease for a minimum term of 5 years  
**RENT:** £22 per sq ft. per annum exclusive subject to contract + VAT

**RATEABLE VALUE:**

**2019/20.** £27,500 Please make your own enquiries  
**SERVICE CHARGE:** TBA but approx. £3 per sq ft + VAT  
**EPC:** B 47

**POSSESSION:** Immediate

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