



E Class Unit In Edgware
New Lease
605 SQ FT 56 M²

86 Edgware Way, Middx HA8 8JS

Location:

Mowbray Parade fronts the busy A41, one of the main traffic thoroughfares into Central London. Edgware Underground Station is within walking distance, and there is excellent parking in the service road fronting the Parade and 3 parking spaces immediately to the rear of the property.

Other traders in the parade include a dry cleaner, dental surgery, pharmacy and a newsagent.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE

Registered Number 6580681 (England & Wales)

3H Property Consultants Ltd trading as 3H Property Consultants

Accommodation:

Comprises a ground floor lock-up E Class unit of approximately 605 sq ft (56 M²) overall. The unit has a large rear yard with parking for 3 cars.

Internal Width	4.6 m (minimum)	
Retail Depth	7.4 m	
Retail Area	37.4 m ²	
Private Office	9.00 m ²	
Kitchen/Stores	10.00 m ²	
Total	56.0 m²	605 Ft²

Amenities:

Parking For 3 Cars
Air Conditioning
Rear Access
Kitchen & WC Facilities

Rent: **£19,500 p.a.x.** **Vat is not applicable.**

Lease: New lease for a term by arrangement, on full repairing and insuring terms.

Business Rates: R.V. £15,750 from 01/04/2026 payable at the rate of 38.2p in the £. Rates payable £6016.50 per annum (retail) £6804 (office).

Rent Deposit: The tenant will be expected to provide a security deposit equivalent to 3-6 month's rent, dependent upon covenant.

Service Charge: The tenant will be liable to contribute towards any external repairs to common parts of the building.

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £250.00 + VAT (£300.00) is payable for taking up references on behalf of proposed tenants. This fee is non - refundable after the references have been applied for, whether or not they are accepted by the Landlord.

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