

Russell House, 140 High Street Edgware HA8 7EL



**High Street First Floor Office Unit To Let 2,000 sq ft (185.8 sqm)
Rental £50,000 + vat per annum**

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

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Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

First Floor Office To Let in Russell House, 140 High Street, Edgware HA8 7EL

Location

The building is prominently located on the A5 High Street, Edgware in a corner position with Grove Road and close to the junction with the A5100 Station Road.

The property lies within walking distance to the multiple shopping and transport facilities of Edgware Town Centre, including the Broadwalk Shopping centre and Edgware underground Station, serviced by the Northern Line, which is 0.3miles or an 8 mt walk.

Description

The office is accessed through double glass doors at the front of the building, leading up the staircase and through a secure entry to the first-floor office. The office opens to a bright and airy triple aspect vista through large windows wrapped around the building. The central part is an open plan, which can be sectioned off as required to create separate working areas. There are 4 glass-walled cubicles along the front and the rear, a separate kitchen to one side, and the male and female facilities, only for the use of this office, are located just near the first-floor entrance. The office unit and the building are presented in excellent condition, to have a good business image.

Parking

Onsite parking is available in the covered ground floor car park, accessed from the rear, via Grove Road. 4 dedicated spaces are allocated to this floor.

Size

The unit which occupies the whole first floor measures some 2,000 sq ft (185.80 sqm)

Costs

Rent:	£50,000 + vat per annum (£25 psf)
Service Charge:	£1,000 + vat per quarter. This includes electricity, gas, water and cleaning of communal areas.
Building Insurance:	A contribution towards the building insurance is payable which currently stands at £1,236 + vat per annum
Extras	Telephone line, Broadband and Business Rates

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Rates

The Rateable Value is £32,250, from 01 April 2023 to present.

The Rates payable are £16,092.75 per annum approximately, before any rebates are applied.

Please rely on your own enquiries, which can be made from the local council, the London Borough of Barnet.

Tenure

Leasehold. A New f.r. and i. Lease is available on terms to be agreed. Alternatively, as the current Lease expires in Dec 2026, an assignment of the current Lease could also be considered.

CEPC

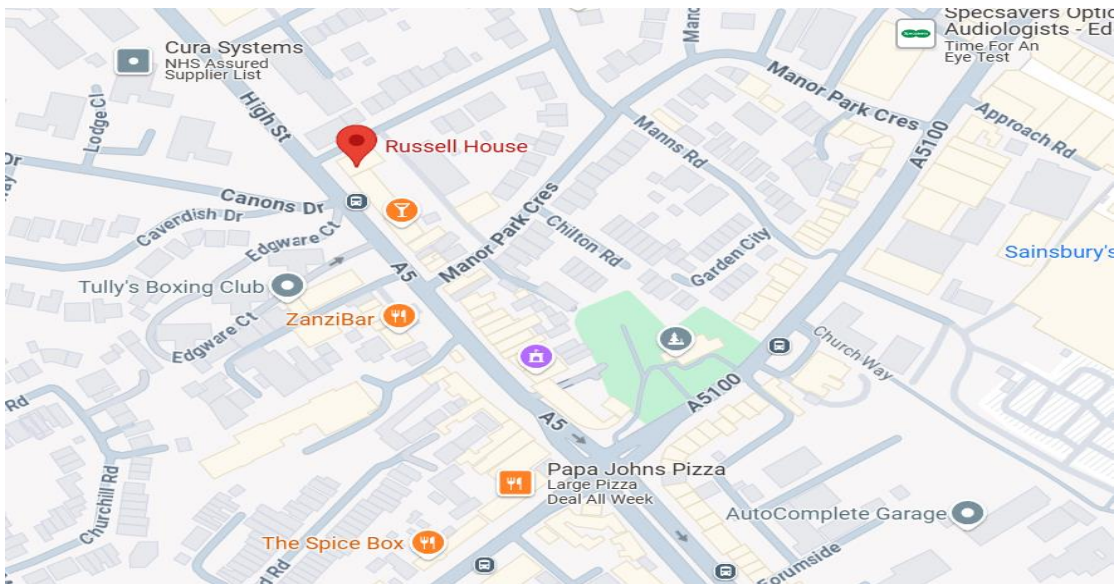
The Commercial Energy performance rating is 78D, valid until 01 Nov 2032

Legal

Each party to pay their own legal costs.

Viewing & Availability

Available Immediately. Viewings are by appointment only through Ashton Fox Commercial. Please contact us by phone on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange a viewing.



Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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