

OFFICE FOR LEASE

20-22 Station Road, Edgware, Middlesex HA8 7AB



**First and second floor offices in prime location
with 2 parking spaces
Totalling 971 sq ft (90.20m²)**

Situation:

The building is located on the south-eastern side of Station Road, close to its junction with Edgware High Street.

The Broadwalk shopping centre and Edgware Underground Station (Northern Line) are less than 300m away. Numerous bus services run on Station Road and the High Street. The office is above a barbers and overlooks St Margarets Church.



Accommodation:

With a private entrance from the street, the accommodation on first floor comprises open plan suite with kitchenette and WC. Second floor the accommodation comprises 3 office rooms, kitchenette and WC.

With windows at front and rear the office has good natural light.



Lease Terms:

The lease will be for a term to be agreed, with the Lessee responsible directly for internal repairs and decorations and for a contribution of 68% towards external maintenance and insurance costs.

Rental:

£17,500 per annum exclusive.

Rating Assessment:

The property is assessed at the following rateable value (RV) in the 2017 Ratings List:

Office £17,750

Business rates payable at the 2021/2022 small business multiplier of 49.9%:

Office £8,857.25

Energy Performance Certificate:

Landlord to apply for assessment.

Legal Costs:

Each party to be responsible for their own legal costs.

Inspection:

By arrangement with the Agents.

**SUBJECT TO CONTRACT
June 2021**

JOINT AGENTS

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