

**COMMERCIAL ESTATE AGENTS & VALUERS
MODERN AIR-CONDITIONED OFFICE SUITES
WITHIN SECURE CAMPUS STYLE DEVELOPMENT**

2,099 - 4,325 SQ FT APPROX

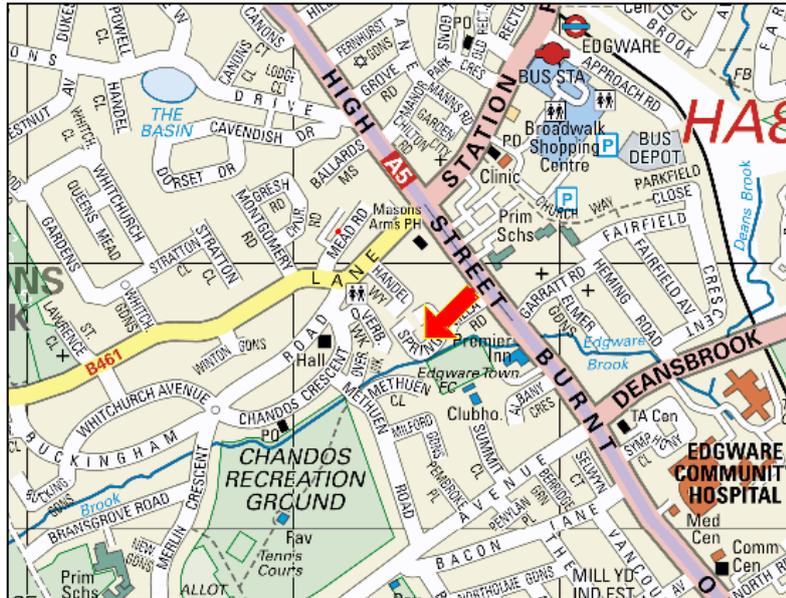
TO LET

**7 SPRING VILLA PARK, SPRING VILLA ROAD,
EDGWARE, MIDDX HA8 7EB**



1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



LOCATION

Spring Villa Park is a modern campus style office development situated just off High Street, Edgware on the A5 close to the junction with Station Road. Excellent road communications are afforded into the west end and there is good access to both the M1 and M25 Motorways. Edgware Underground Station (Northern Line) and the Broadwalk shopping centre provide many amenities for staff.

ACCOMMODATION

Comprises the entire first and second floors of this modern office building. The floors have a mixture of open plan areas together with private offices and affords the following approximate floor areas:

FIRST FLOOR 2,226 SQ FT
SECOND FLOOR 2,099 SQ FT
TOTAL FLOOR AREA: 4,325 SQ FT APPROX

My clients would consider letting on a floor by floor basis.

AMENITIES

- * On site security
- * Entryphone
- * Passenger lift
- * Suspended ceiling with recessed lighting
- * Air conditioning
- * Gas fired central heating
- * Carpeted
- * Under floor trunking
- * Kitchenette on each floor
- * Shared ground floor canteen
- * Shared ground floor boardroom
- * Male, female and disabled toilets
- * 5 car parking spaces per floor

LEASE

A new full repairing insuring lease to be granted for a term by arrangement subject to 5 yearly rent reviews.

RENT £22.50 per sq ft per annum exclusive.

ESTATE AND SERVICECHARGE To be confirmed.

EPC Awaiting.

RATES Obtained from the www.voa.gov.uk website the rateable values are as follows:

First floor: £39,250
Second floor: £34,750

Interested parties should confirm annual rates payable with the Local Rating Authority.

LEGAL COSTS Each party to be responsible for their own costs incurred.

VIEWING Strictly by appointment through sole agents as above.





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