

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED AIR CONDITIONED OFFICE SUITE  
2,000 SQ FT SQ FT APPROX  
TO BE LET**

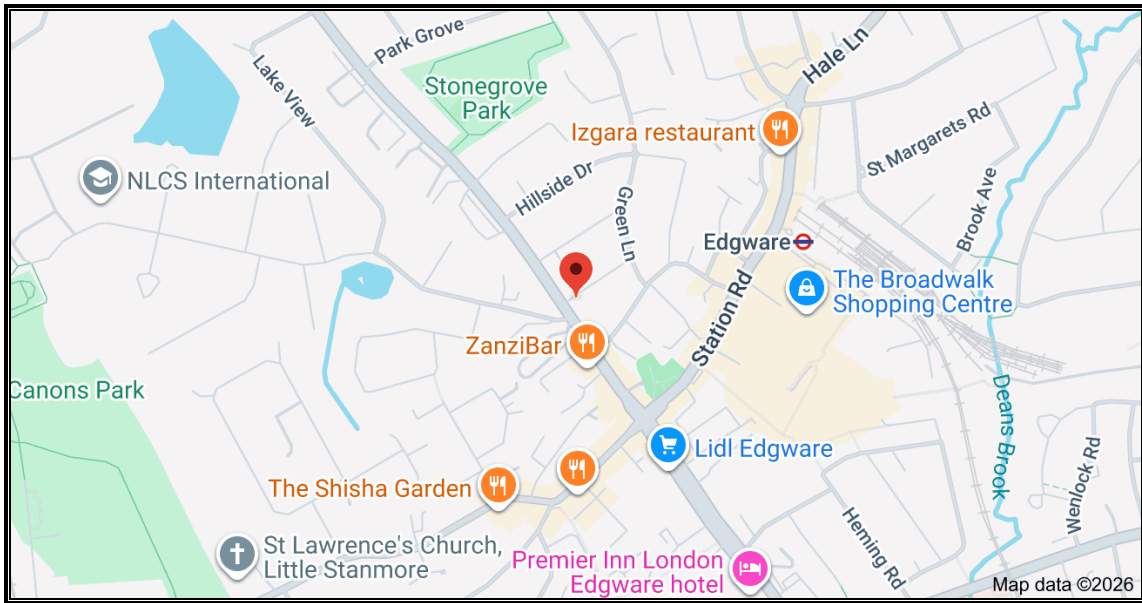
**RUSSELL HOUSE, 140 HIGH STREET, EDGWARE, MIDDX HA8 7LW**



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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



**LOCATION** The property is situated on the east side of High Street, at the junction with Grove Road. The Broadwalk Shopping Centre, Edgware Underground Station (Northern Line) and bus terminal are within a few minutes' walk. Excellent road communications are afforded via the A5 (Edgware Road), directly into Central London and the M1 Motorway (Junction 4) is within close proximity.

**ACCOMMODATION** Comprises a self-contained office suite on the entire first floor currently partitioned to provide four private offices and an open plan office area affording the following approximate:

**FLOOR AREA 2,000 SQ FT APPROX**

- AMENITIES**
- \* Entryphone
  - \* Suspended ceilings with recessed lighting
  - \* Gas fired central heating
  - \* Air conditioning
  - \* Carpeting
  - \* Excellent natural light
  - \* Double-glazing
  - \* Window blinds
  - \* Parking for 4 vehicles.
  - \* Kitchenette
  - \* Own male & female toilets

**LEASE** A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT** £50,000 per annum exclusive plus VAT.

<b>RATES</b>	Obtained from the <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website the rateable value for is £44,500 and the payable for 2026/2027 are £19,224.per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.
<b>SERVICE CHARGE</b>	Estimated at £7,850 per annum approx. plus VAT which includes central heating and electricity.
<b>EPC</b>	D.
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs incurred.
<b>VIEWING</b>	Strictly by appointment through agents as above.





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