

COMMERCIAL ESTATE AGENTS & VALUERS

ENTIRE OFFICE FLOOR
3,014 SQ FT APPROX
VIRTUAL FREEHOLD FOR SALE OR TO LET
ELIZABETH HOUSE
54-58 HIGH STREET, EDGWARE, MIDDLESEX HA8 7EJ



ELIZABETH HOUSE-CONCEPT, GROUND FLOOR ENTRANCE - 2 - OPTION 1

pitchstudios

CGI Concept

All Transactions are subject to Contract

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EAST FINCHLEY LONDON N2 9DB
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TELEPHONE: 020 8346 5100

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



LOCATION The property is well situated on the A5 close to the junction with Station Road. Excellent road communications are afforded to Central London and there is good access to both the M1 and M25 Motorways. Edgware Underground Station (Northern Line) and The Broadwalk shopping centre are both within walking distance, providing many amenities for staff.

ACCOMMODATION A self-contained office suite comprising the entire third floor currently divided into a number of private and a large meeting room affording an approximate

FLOOR AREA **3,014 SQ FT**

There are plans to improve the entrance foyer and stairwell – see photos.

- AMENITIES**
- * Two passenger lifts
 - * Double glazing
 - * Electric heating
 - * Two kitchens
 - * Suspended ceilings with LED lighting
 - * Window blinds
 - * Shared male, female & disabled toilets
 - * Parking for 4 - 6 vehicles

TENURE Held for a term of 999 years commencing in 1995 at a ground rent of £100 per annum.

SUB TENANT Approximately 1,090 sq ft is currently let for a term expiring on 20 November 2024 at a rental of £18,000 per annum exclusive. It is anticipated that vacant possession can be obtained if required.

PRICE £735,000 plus VAT for the benefit of the long leasehold interest.

Alternatively

RENT £18.00 per sq ft per annum exclusive plus VAT

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.

SERVICE CHARGE Circa £18,000 per annum plus VAT for the entire floor.

RATES Obtained from the www.voa.gov.uk website the combined rateable value is £37,500 and the rates payable for 2023/2024 are £18,712 per annum. Interested parties should confirm annual rates payable with the local Rating Authority.

EPC B.

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

VIEWING Strictly by appointment through joint sole agents:

Michael Berman & Co

Martin Berg / David Raphael

020 8346 5100

Petermans

Howard Peterman

020 8958 5040



ELIZABETH HOUSE-CONCEPT EXTERIOR ENTRANCE-1

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ELIZABETH HOUSE-CONCEPT EXTERIOR ENTRANCE-2

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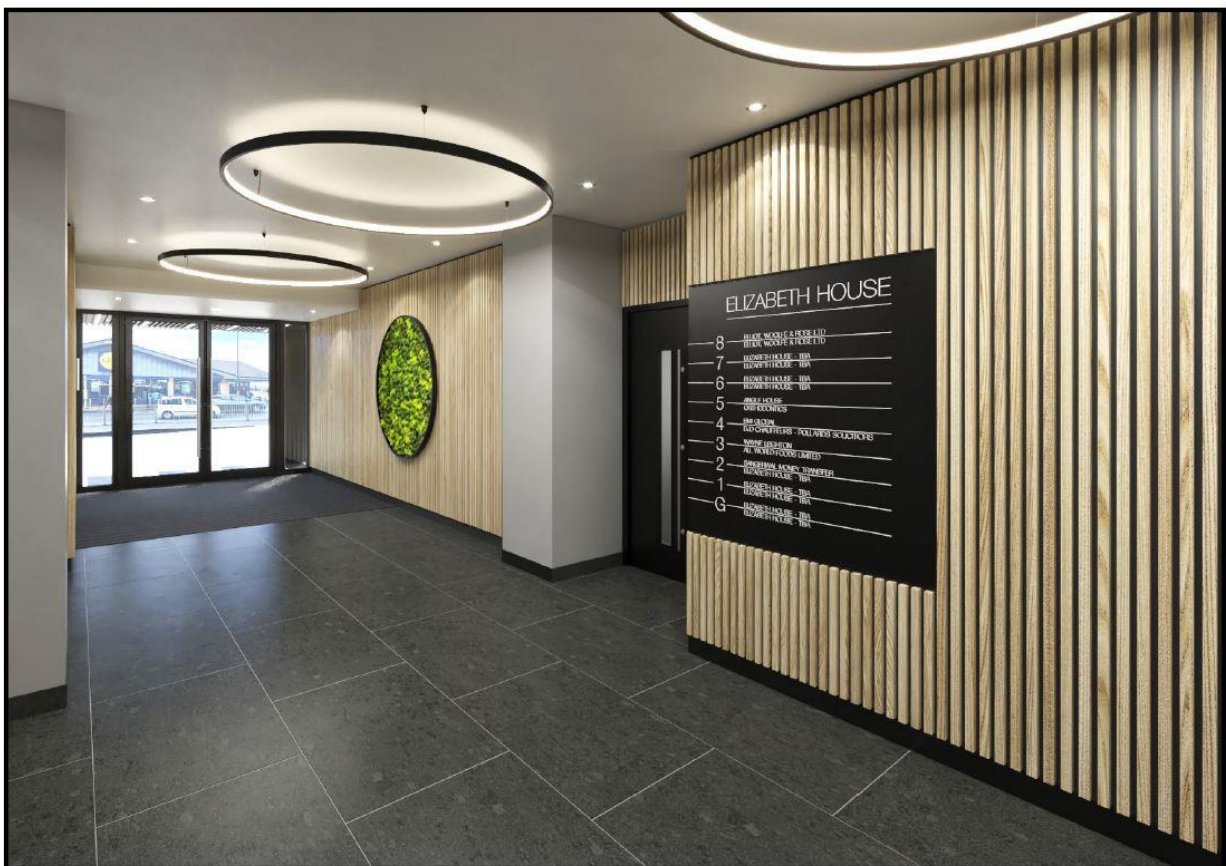
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ELIZABETH HOUSE-CONCEPT GROUND FLOOR ENTRANCE - 1

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ELIZABETH HOUSE-CONCEPT GROUND FLOOR ENTRANCE - 7

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Current Board Room



Typical Private Office



One of the kitchens





Sublet Offices





Sublet Offices

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