



**GOLDSTEIN
LEIGH** COMMERCIAL
PROPERTY
CONSULTANTS

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Second Floor Office To Let

**Second Floor, Axiom House, 1 Spring Vila Park, Edgware,
HA8 7EB**

655 SQ FT (61 SQ M.)

Location: Axiom House is located at the entrance to Spring Villa Park, a prestigious and well-maintained office campus with landscaped gardens situated on High Street (A5), Edgware with a gated entrance and 24-hour access. Conveniently situated a few minutes' walk from Station Road which affords access to multiple shopping facilities including banks and The Broadwalk Shopping Centre. Edgware Underground and Bus Station (Northern line) are approximately 0.5 miles from the property. The M1, M25 and A1 are all within easy reach.

Description: The 2nd floor of Axiom House benefits from central heating, and is in good decorative order throughout. There is good natural light from three sides and utilities and an internet line are included in the rent. There are two glass partitioned offices and a large open plan office setting with small kitchenette and two demised WC's and a passenger lift.

 **Passenger Lift**

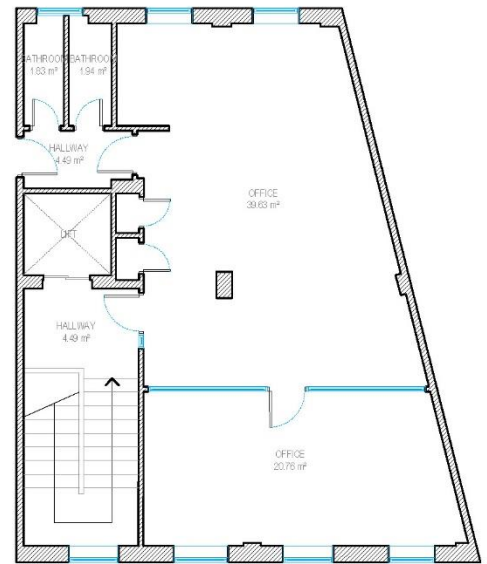
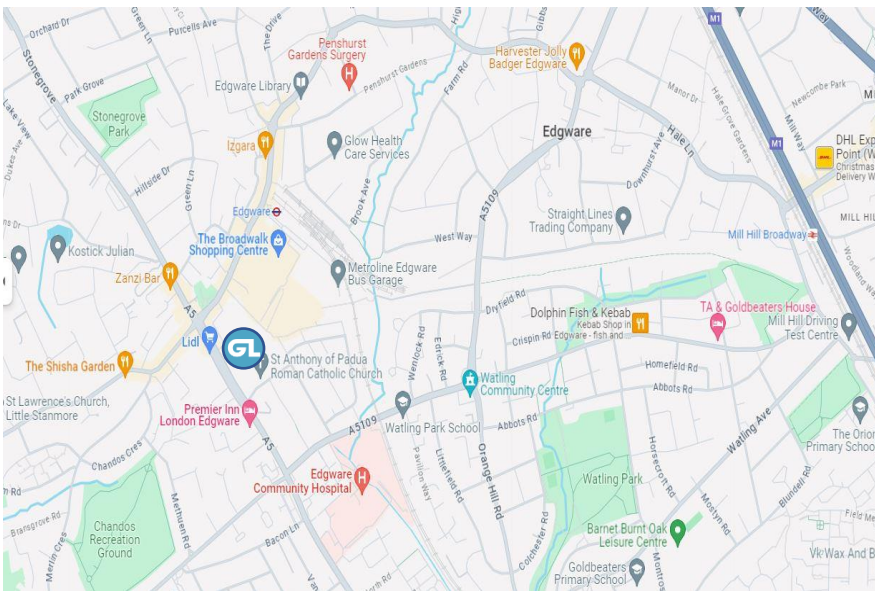
 **24/7 Access**

 **Good Natural Light**

 **Utilities Included**

 **New Lease**

 **Three / Four Parking Spaces**



TENURE: Leasehold

TERMS: A new Full Repairing & Insuring lease for a term to be agreed

RENTAL: £25,000 per annum

SERVICE CHARGE: Included in rental amount.

UTILITIES: Included in rental amount.

VAT: VAT is applicable on rental amounts.

VIRTUAL TOUR: [Click here for a virtual tour of the property.](#)

RATES: The office should be eligible for 100% Small business rates relief subject to conditions.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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