



Offices With Parking To Let

LHS, 1st Floor, Grosvenor House, 1 High Street, Edgware, Middx, HA8 7TA

1,755 SQ FT (163 SQ M.)

Location: The property occupies a prominent position on the High Road, HA8 (A5), offering excellent visibility and convenience. Edgware Underground Station (Northern Line) is within easy reach, with additional transport links available via Mill Hill Thameslink. The area is well served by established local occupiers, including Lidl, Safestore and the Broadwalk Shopping Centre.

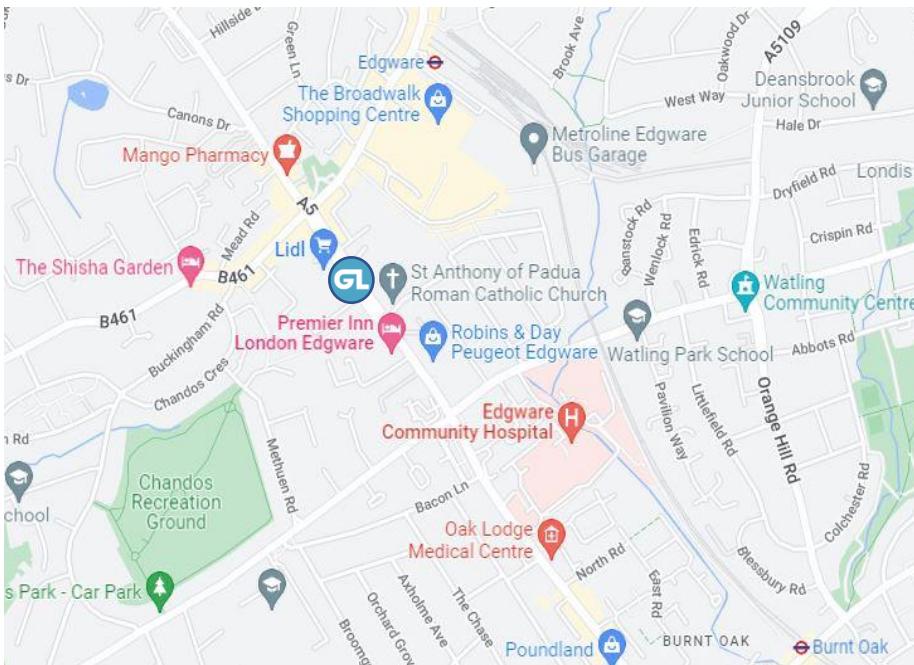
Description: This well-appointed office suite offers large open plan areas together with six partitioned rooms, each benefiting from excellent natural light. The rental price is inclusive of the service charge, covering heating, electricity, water, and cleaning of the communal areas. IT and telecom services are arranged directly by each occupier. There is air conditioning servicing some of the rooms and there is newly installed LED lighting system.

A deposit equivalent to three months' rent is required and will be held until the end of the tenancy, subject to no outstanding arrears or liabilities. On-site car parking is available at £60.00 + VAT per space per month.

-  **STRONG TRANSPORT LINKS**
-  **CAR PARKING**

-  **AIR CONDITIONING**
-  **PASSENGER LIFT**

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TENURE: Leasehold

TERMS: A new lease for a term to be agreed.

RENTAL: £52,500 + VAT per year payable quarterly in advance.

SERVICE CHARGE: Included in rental amount.

RATES: Interested parties are to make their own enquiries with the local authority.

EPC: To be confirmed.

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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