



Ground Floor Offices To Let

**Ground Floor, Anglo Dal House, 5 Spring Villa Park,
Edgware, HA8 7XT**

390 - 810 SQ FT (36 - 75 SQ M.)

Location: The building is located in Spring Villa Park, a prestigious, well maintained office campus with a manned gated entrance situated on High St. Edgware (A5). Conveniently situated a few minutes' walk from Station Road which affords access to multiple shopping facilities, banks and transportation links including Edgware underground station (Northern line) and bus station. The M1, (J4), the A1, A41, A406, M25 are all within easy reach.

Description: This bright ground floor office space offers excellent natural light, air conditioning, with an open - plan layout, ideal for a variety of business needs. Tenants benefit from a shared kitchen, a separate toilet, and on-site parking. Two units are available - Unit 1 (390 sq ft) and Unit 2 (420 sq ft) - which can be leased separately or combined to create a larger 810 sq ft workspace.

GL Convenient Location

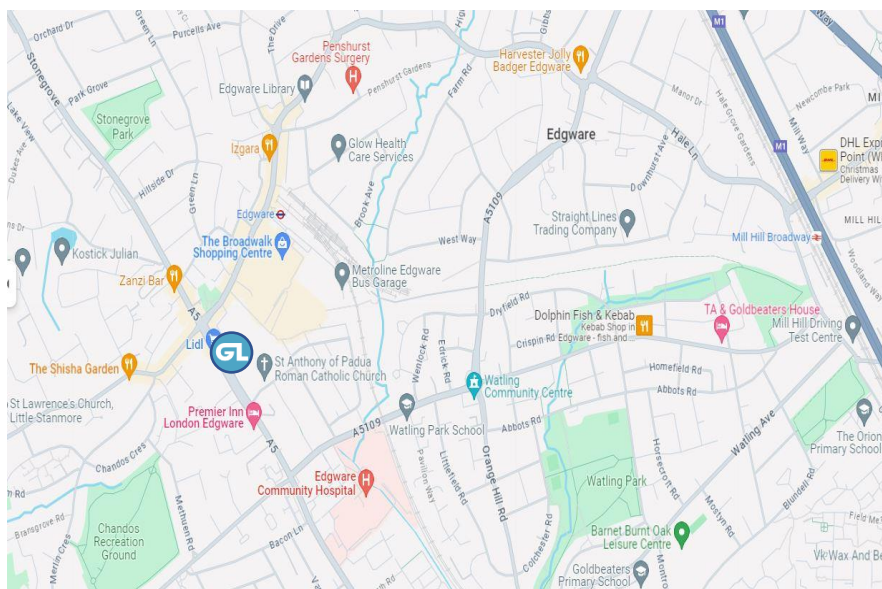
GL Air conditioning

GL Good Natural Light

GL Male & Female WC's

GL Parking

GL Carpeted Floor



TENURE: Leasehold

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

RENTAL: £12,600 per annum per unit.

SERVICE CHARGE: Included in rental amount.

UTILITIES: A monthly charge for electricity is applied.

VAT: VAT is not applicable on rental amounts. It is applicable on electricity costs.


VIRTUAL TOUR: Contact us for a virtual tour of this property.

RATES: Please contact Barnet Council for the latest Business Rates information.

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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