



D1 / D2 / Office To Let

49-51 Manor Park Crescent, Edgware, HA8 7LY

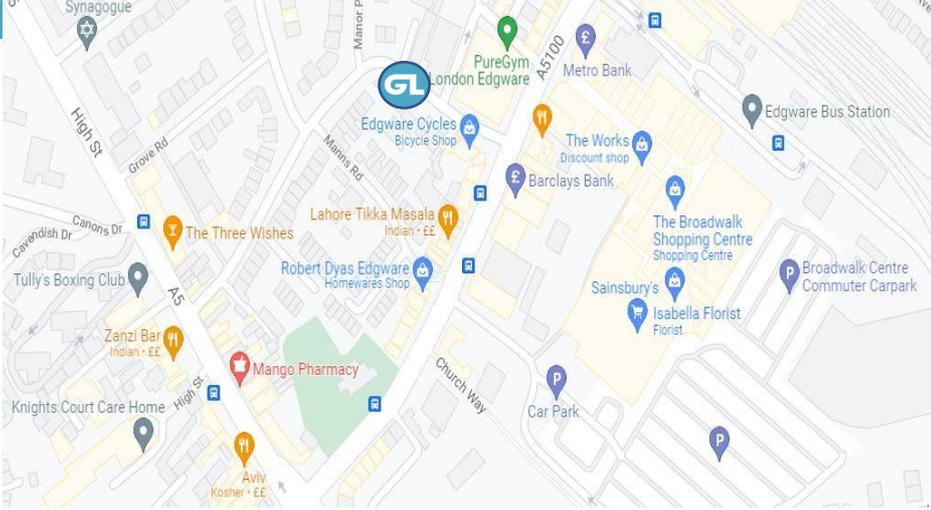
275 -2,310 SQ FT (25.5 - 215 SQ M.)

Location: Manor Park Crescent is located within Edgware town centre off the main shopping areas Station Road and the Broadwalk Shopping Centre. There are numerous bars, restaurants and public amenities within close proximity. The site is within a two-minute walk of Edgware Underground Station (Northern Line) and Edgware Bus Station offering direct services into Central London.

Description: This commercial space occupies the lower ground floor of a newly completed high-end mixed-use development in the heart of Edgware, HA8. The property has a self-contained entrance from street level and is serviced by a lift as well as stairs. There is LED recessed spotlighting throughout as well as multiple power points. The space is suitable for a variety of uses that can easily cater for a mix of office, gym and medical business requirements. There are three separate units available two of which have access to an outdoor space.

-  New Development
-  Air conditioning
-  Good Natural Light
-  Central Heating
-  Male & Female WC's
-  Outdoor Break-Out Space
-  Excellent Transport Links
-  DDA Compliant

SPACE	Sq. Ft	Sq. M.
Unit 1	1250	116
Unit 2	785	73
Unit 3	275	26



Tenure: Leasehold

Terms: New Lease For A Term To Be Agreed.

Rental: Rent On Application.

Service Charge: To Be Confirmedp.

Rates: The Rateable Value is To Be Confirmed.

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.

Viewing & further information

Strictly by prior appointment

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