





Modern Office To Let With Parking


**Camrose House, 2a Camrose Avenue, Edgware,
Middlesex, HA8 6EG**

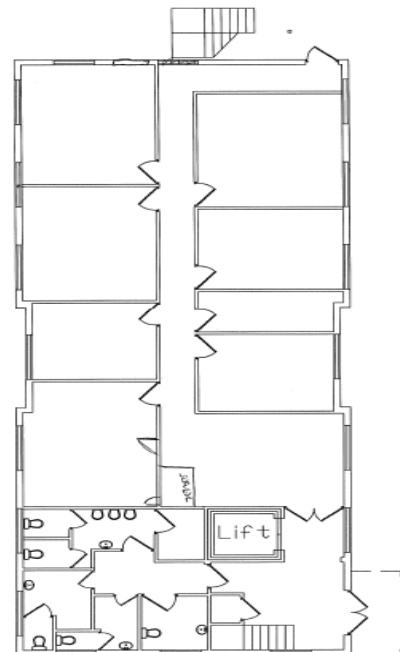
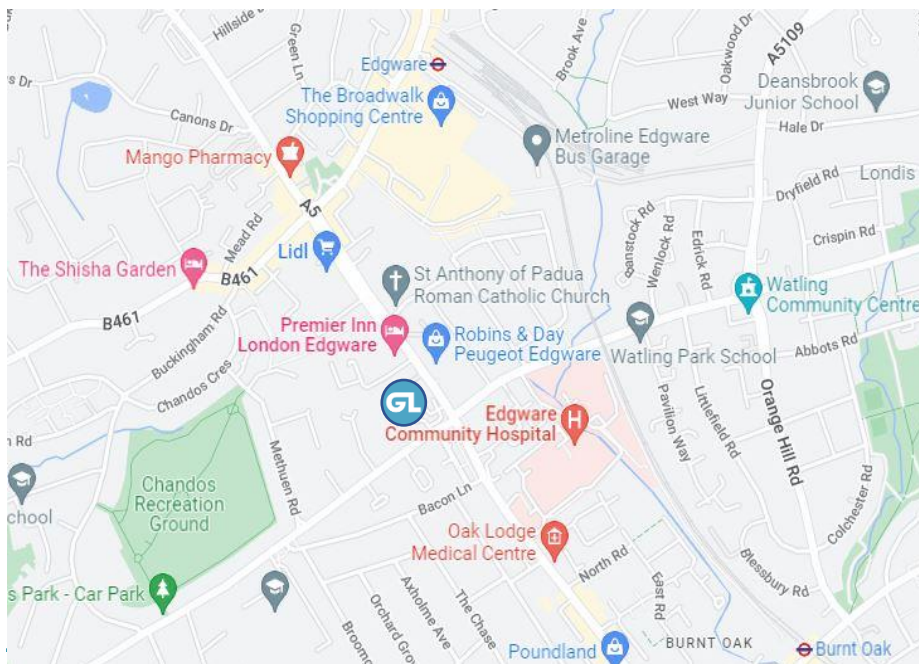
1,810 SQ FT (168.15 SQ M.)

Location: This two-storey self-contained building is located in Edgware just off the A5. There are great transport links nearby with the Edgware underground station (Northern line) and central bus station within walking distance. The M1, Thames link and Jubilee line are a short drive away. It is close to shops and local amenities and is also within walking distance from the Broadwalk Shopping Centre.

Description: This unit comprises of the ground floor of a 2-storey detached office building currently partitioned to provide a reception area, 6 offices and a storeroom. The office is carpeted throughout, has electric heating, entry phone, alarm, shared W/C's and a shared kitchen. Externally the building comes with 4 parking spaces. The rental price includes service charge which covers the heating, water, security, cleaning of the communal areas etc. IT / Telecoms are the responsibility of each occupier. Access is 24/7. A deposit equivalent to 3 months is required and held until vacation of the office subject to no outstanding arrears or liabilities. Car parking is available at £60.00 + VAT per space per month.

-  Strong transport links
-  Car parking

-  Office Campus
-  24-hour access



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

RENTAL: £48,000 + VAT per annum.

SERVICE CHARGE: Included in rental amount.


RATES: Interested parties should contact Barnet Council to find out the latest information regarding rates for this property.

EPC: The NDEA EPC rating for this property is 'D'.

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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