

Self-Contained Office | To Let

1st Floor, Mowbray House, 58-70 Edgware Way, HA8 8DJ

1,052 SQ FT (97.77 SQ M.)

Location: Mowbray House is a prominent office building situated in the heart of Edgware, North West London. This location offers excellent connectivity and accessibility, making it an ideal choice for businesses seeking well-connected office space. Edgware Underground Station (Northern Line) & bus station is approximately a 10-minute walk providing direct access to central London in under 30 minutes. There is quick access to major road networks including the M1 (J2) & A41.

Description: This first floor predominantly open plan office benefits from excellent natural light offering a bright and functional workspace ideal for a range of business uses and is equipped with air conditioning. There is a fully fitted kitchen, meeting rooms and toilets serving each floor. One dedicated parking space is included and there is unrestricted parking on neighboring roads. The rent is inclusive of water rates, building insurance, and service charges, with electricity billed separately.

GL Convenient Location

GL Air conditioning

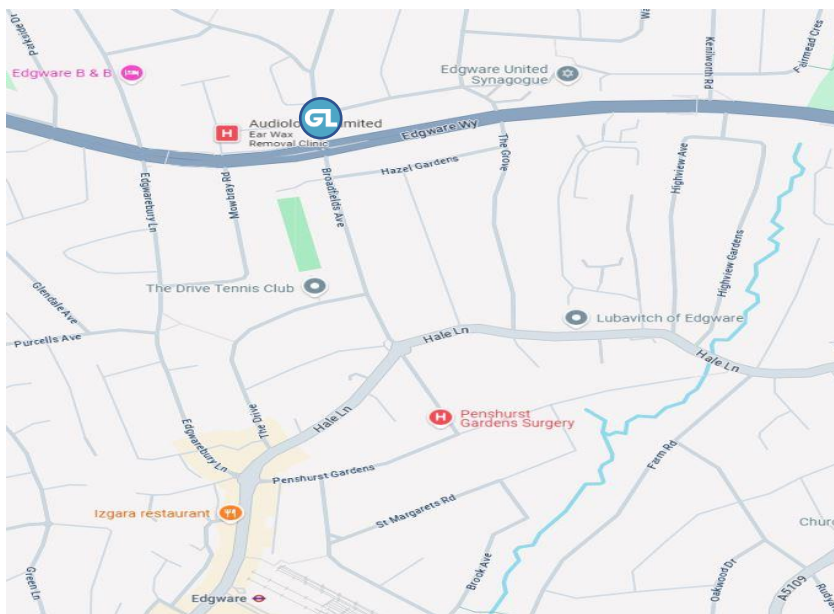
GL Good Natural Light

GL Male & Female WC's

GL Self-Contained

GL Carpeted Floor

AREA	SQ. FT.	SQ. M.	TOTAL
Main Office	639	59.38	
Office 1	154	14.27	
Office 2	148	13.78	1,052 SQ. FT. / 98 SQ. M.



TENURE: Leasehold

TERMS: A new Lease to be agreed.

RENTAL: £2,350 PCM (Inclusive of building insurance)

SERVICE CHARGE: Included in rent.


VAT: VAT is applicable.


EPC: The NDEA EPC rating is 'TBC'.

RATES: The current rateable value is £23,500 and rates payable are £11,726. More information on the business rates can be found [here](#) – interested parties are advised to contact Barnet Council.

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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