



## OFFICE TO LET

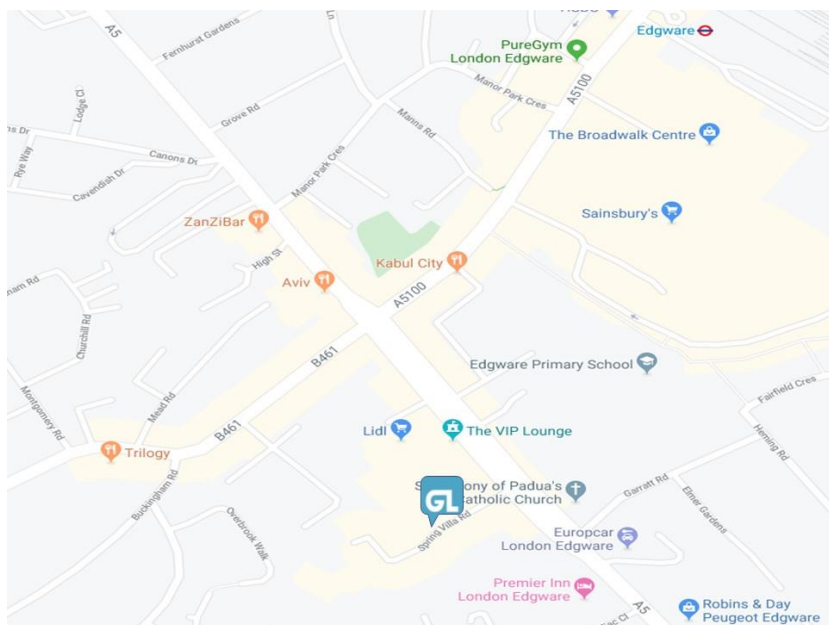
### Axiom House, Spring Villa Park, Edgware, HA8 7EB

1440 SQ FT (132 SQ M.)

**Location:** Spring Villa Park is a prestigious and well maintained office campus situated on High Street (A5), Edgware with a manned gated entrance and 24-hour access. Conveniently situated a few minutes' walk from Station Road which affords access to multiple shopping facilities, banks and Edgware underground station (Northern line) and Bus station. The M1 M25 and A1 are all within easy reach.

**Description:** Entire first and second floor benefiting from air conditioning, central heating and excellent natural light. The suites includes 5/7 parking spaces with the option of an additional 6 spaces by separate negotiation.

- Commissionaire
- Air conditioning
- Good Natural Light
- Central Heating
- Male & Female WC's
- Parking
- Carpet Tiled Flooring
- Kitchenette



**Tenure:** Leasehold.

**Terms:** A new FRI Lease available direct from the Landlord.

**Rental:** £60,000 inclusive of service charge, business rates and utilities. V.A.T is not applicable on the rent.

**EPC:** Energy Performance Certificate Rating 'C'.

**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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