



SITUATION

Occupying a prominent position close to the junction with Station Road, directly opposite **Lidl** and being close to **The Broadwalk Shopping Centre** and Edgware Underground station (Northern Line). Edgware is a sought-after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

Forming part of a 9-storey purpose-built Office Block comprising a **Self-Contained Office Suite (currently partitioned into a large open plan area together with several partitioned offices)** occupying the entire third (excluding common parts) which is approached from a fully refurbished and upgraded entrance foyer.

ACCOMMODATION

Third Floor Self-Contained Office

Area Approx. 2,975 sq ft

Plus 6 Parking Spaces in the rear car park

Amenities include:

- 2 Passenger lifts
- Double glazing
- Electric heating
- 2 Kitchens
- Suspended ceilings with LED lighting
- Window blinds
- Shared male, female & disabled WCs
- Excellent natural light

In addition, the property includes **6 Parking Spaces** located in the car park to the rear of the building.

Refer to the Auctioneers for the video tour of the property.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 1st November 1995 (thus having approx. 969 years unexpired) at a fixed ground rent of £100 p.a.

Offered with Vacant Possession.

**Approx. 2,975 sq ft
Vacant Office**

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Joint Auctioneers

Petermans

Tel: 020 8958 5040 Ref: Howard Peterman

Email: howard@petermans.co.uk

Vendor's Solicitors

Wayne Leighton LLP

Tel: 020 8951 2988 Ref: Rahul Shah

Email: rahul@wayneleighton.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

