



PETERMANS
LOCAL PROPERTY EXPERTS



ELIZABETH HOUSE

54-58 High Street

Edgware HA8 7EJ

Superb Offices FOR SALE

2992 sq ft SQ FT

**Incoming Producing with
vacant Possession of 2,492
Sq Ft**

- **Fourth Floor**
- **Fully refurbished**
- **Commissionaire**
- **Air conditioned**
- **Kitchen**
- **6 Parking Spaces**
- **Cat 6 Wiring**
- **Entire Floor Approx. 2992 sq ft**
- **Open plan with private offices.**
- **Lift**
- **999 years from 1995**
- **Alarm System**
- **Doors With Electronic Monitoring**
- **3 Offices Let out**

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LOCATION

Elizabeth House is located within the heart of Edgware on the east side of the A5 and a few minutes walk to Edgware Station and surrounded by all facilities and amenities. There are excellent transport links and routes to Central London and the Motorway network (Jct 4 of M1 within 2 miles)

ACCOMMODATION

The available accommodation in this landmark building comprises of the entire 4th floor. It has recently been completely refurbished to a very high standard and is mostly open plan with private offices. There is a large kitchen/staff room, boardroom and currently the layout includes 3 offices outside the main suite which have been let on short term licenses.

The area is approx. 2992 sq ft

Amenities:

Air conditioned

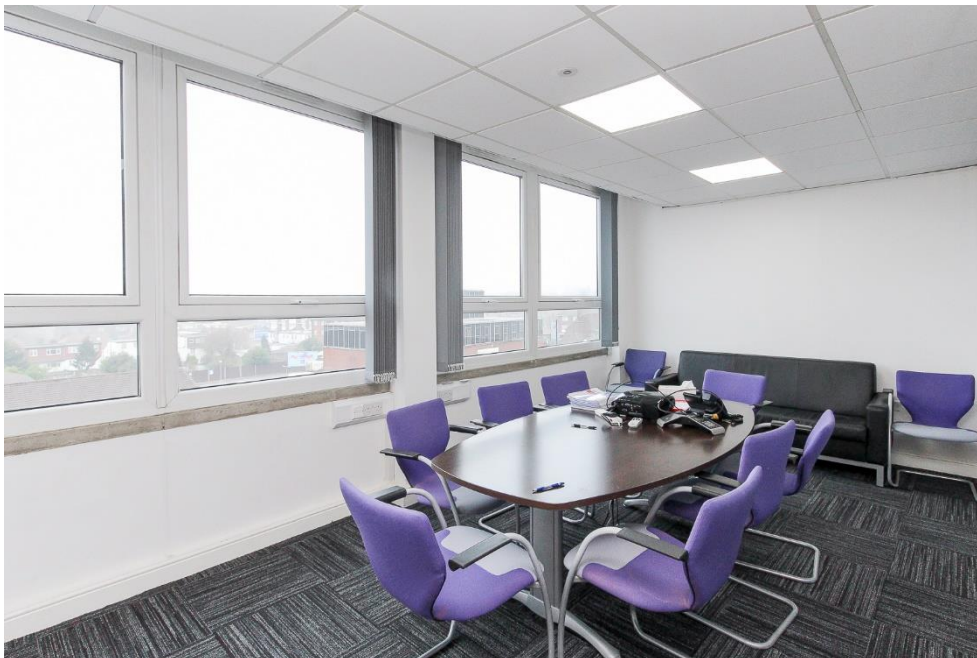
Cat 6 Trunking

6 Car Parking Spaces

Sensor lighting

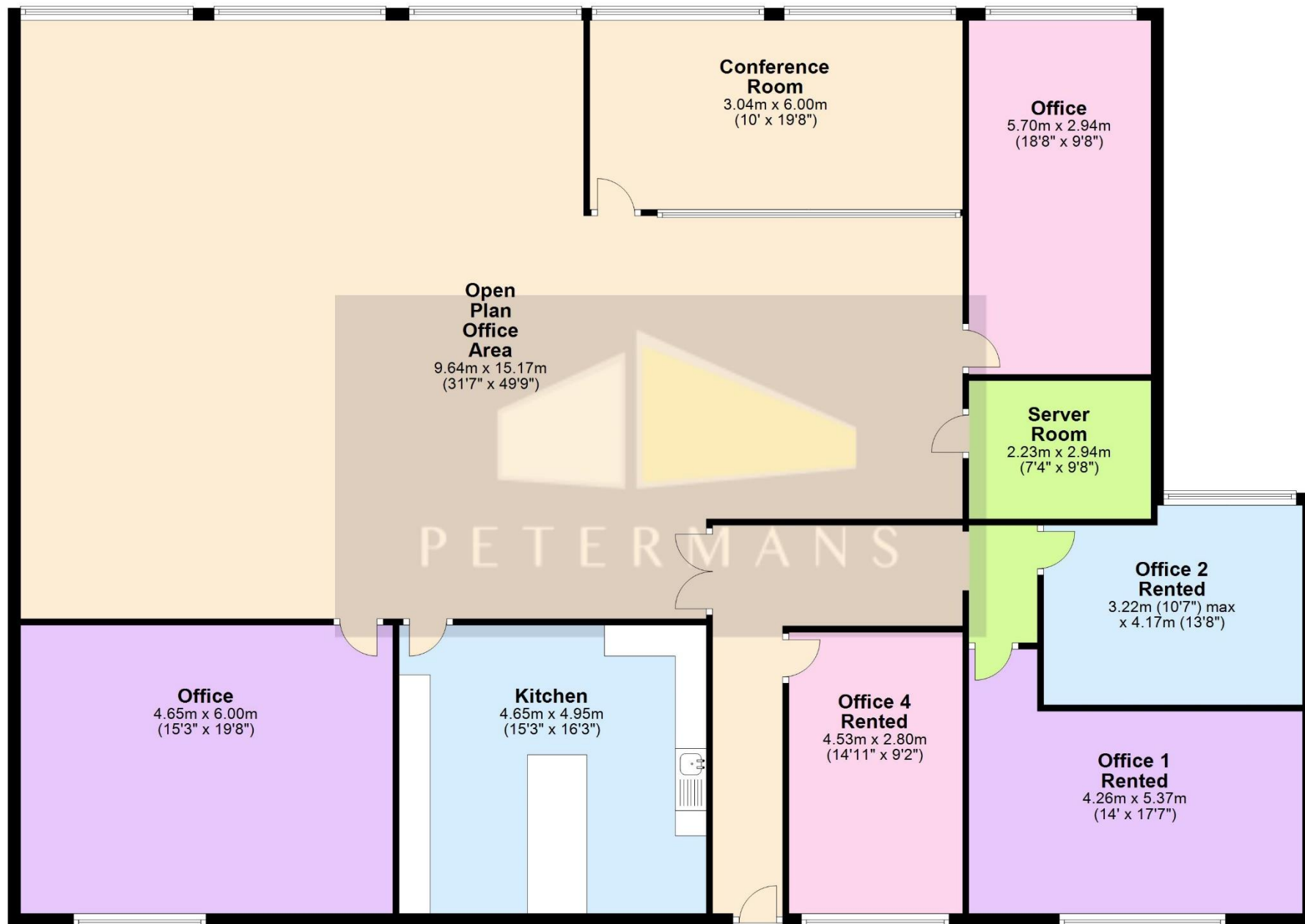
CCTV

Excellent Natural Light



Fourth Floor

Approx. 277.9 sq. metres (2991.6 sq. feet)



Total area: approx. 277.9 sq. metres (2991.6 sq. feet)





TERMS:

SALE: Approx. 999 years from 1995 @ peppercorn

PRICE: £770,000 stc + VAT

RATEABLE VALUE: There are different assessments totalling £32,650. Please make your own enquiries

SERVICE CHARGE: Approx. £13,000 for 21/22 incl reserve fund

EPC: D79

POSSESSION: Immediate

VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040

Three offices have been let out on annual licence providing circa £14 820 pa

Details on request.