



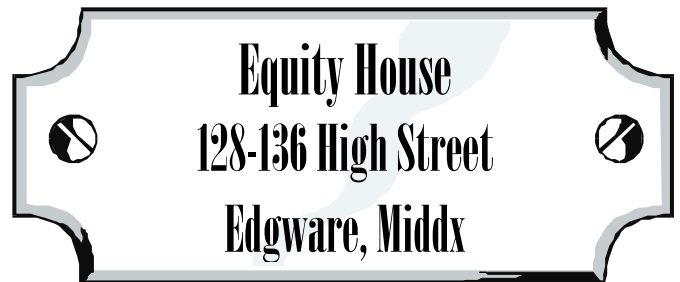
A/c Offices approx 1,450 sq.ft TO LET

James Lewis and Company

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Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.



approx 1,450 sq.ft (135m²) To Let



LOCATION:

High Street forms the busy section of the **main A5** arterial route at **Edgware** running between Grove Road to the north and Garrett Road to the south and forms the prominent junction with **Station Road (A5100)**. **Equity House, 128-136 High Street** is the landmark modern office building situate on the east side of the thoroughfare, immediately to the north of the junction with Station Road..

DESCRIPTION:

Comprising an attractive, principally open plan, modern self-contained Office suite on the **Third Floor**

TOTAL NET AREA APPROX 1,450 sq.ft net (135m²,

AMENITIES:

- Automatic Passenger Lift
- Air conditioning/Heating
- Suspended Ceilings
- Cloakroom
- Kitchenette
- Cat.5 cabling
- 24-hour access
- 3 private Car Park Spaces

LEASE:

New Lease by Arrangement.

RENT:

£13 per sq.ft exclusive
v.a.t is payable on rent and service charge

VIEWING:

All viewings Strictly by appointment through

James Lewis & Company - 020 7631 4565 (Brian Saidman)



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations. in particulars or elsewhere. All matters remain Subject to Contract and availability.