



**Shop/Showroom/Retail TO LET**

**James Lewis and Company**  
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Surveyors, Valuers and Estate Agents  
Brian L. Saidman F.I.B.A.



**134 High Street**  
Edgware  
Middx

**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)**. **No.134 High Street** is situate on the north side of the thoroughfare, forming part of the landmark Equity House office building just to the north of the junction with Station Road..

**DESCRIPTION**

**Comprising a modern lock-up Unit**

**Providing overall approximately**

**56m<sup>2</sup>/603 sq ft**

**of bright Accommodation**

**on the**

**Ground Floor**



**Frontage: approx: 16'2 ( 4.90m)**

**Built Depth approx: 39'0 (11.82m) (max)**

- AMENITIES:**
- Modern Shop Front
  - Rear Utility area and WCs

**LEASE:** A new Lease for a term by arrangement

**RENT:** £13,500 p.a. excl The rent is subject to v.a.t

**Viewings at short notice, call**  
**James Lewis & Company**  
**020 7631 4565**

**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.