



## High Street Office | To Let

**1st & 2nd Floor, 123 Station Road, Edgware, HA8 7JR**

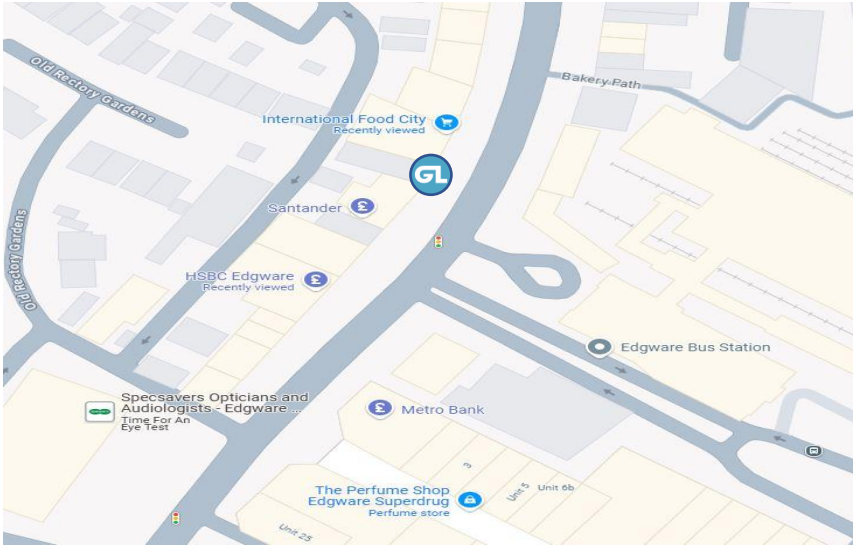
40-673 SQ FT

**Location:** Positioned in the heart of Edgware, 123 Station Road offers modern and flexible office accommodation ideal for businesses looking to establish or expand in North West London. This office is strategically positioned directly opposite Edgware Underground Station (Northern Line) providing direct links to Central London, including Euston & King's Cross. Numerous bus routes provide frequent services to Harrow, Barnet, Brent Cross, Stanmore, and Mill Hill. There is quick access to the M1 motorway (Junction 4) providing efficient connectivity to the M25, Luton Airport, and the Midlands. The A41 and A406 (North Circular Road) are also within close proximity, ensuring convenient travel across Greater London.

**Description:** This well-presented two-floor office comprises of a range of individual offices. The premises benefit from air conditioning, LED lighting, carpeted floors, a fully fitted kitchen, and two toilets, offering a comfortable and practical working environment. The rent includes all utilities, internet and service charges. The space includes partitioned offices, ideal for creating private meeting rooms and is available with or without furniture. Large windows provide excellent natural light and overlook the High Street, offering great visibility. This is a prime opportunity for businesses seeking a well-equipped, centrally located office space with excellent amenities.

- GL Opposite Edgware Underground**
- GL Air Conditioning**

- GL Fully Fitted Kitchen**
- GL Self-Contained**
- GL All Inclusive Rent**



AREA	SIZE (Sq. Ft.)	RENT (Per Annum)
OFFICE 1	267 Sq. Ft.	£10,000
OFFICE 2	148 Sq. Ft.	£6,000
OFFICE 3	40 Sq. Ft.	£3,000
OFFICE 4	72 Sq. Ft.	£4,000
OFFICE 5	146 Sq. Ft.	£6,000

**VAT:** VAT is not applicable.

**EPC:** The NDEA EPC rating is 'TBC'.


**VIRTUAL TOUR:** [Click here for a virtual tour of the property.](#)

**RATES:** Included in rent.

**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.

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## Viewing & further information

Strictly by prior appointment

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