

IDEAL FOR CHARITY OR OTHER COST CONSCIOUS ORGANISATIONS
POSSIBLE EDUCATION USE

OFFICE SUITE TO LET

157 Edgware Road, London W2

ONLY £19.50 PSF



5,143 / 7,157 / 12,300 SQ FT

LOCATION:

The property is located on the west side of Edgware Road between the junctions of Burwood Place and Sussex Gardens. Edgware Road Underground Station (Bakerloo, District, Circle and Hammersmith & City lines) is within 5 minutes walking distance. The property benefits from a wide mix of retail and entertainment facilities that are based nearby.

DESCRIPTION:

The property has been redecorated and re carpeted to provide a single floor with its own self-contained entrance. The floor is in two wings with a central dedicated reception area. A second entrance can also be made available with a lift to the south suite.

ACCOMMODATION:	1 st Floor South	5,143 sq ft (478 sq m)
	1 st Floor North	7,157 sq ft (665 sq m)
	TOTAL	12,300 SQ FT (1,143 sq m)

- AMENITIES:**
- Own self contained entrance
 - Comfort cooling in part (cooling can be made available to the whole suite)
 - Capped off services
 - Excellent natural light
 - WCs within the demise
 - Perimeter trunking

TERMS:

Lease: The floor is available on a new lease for a term by arrangement.

Rent: £19.50 per sq ft.

Business Rates: TBC.

Service Charge: TBC.

VIEWINGS: Strictly by appointment with the joint agents:

Colliers Godfrey Vaughan

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SUBJECT TO CONTRACT

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