

## Unit 2 High Street, Edgware, HA8 7TA

**£2,500 PCM**

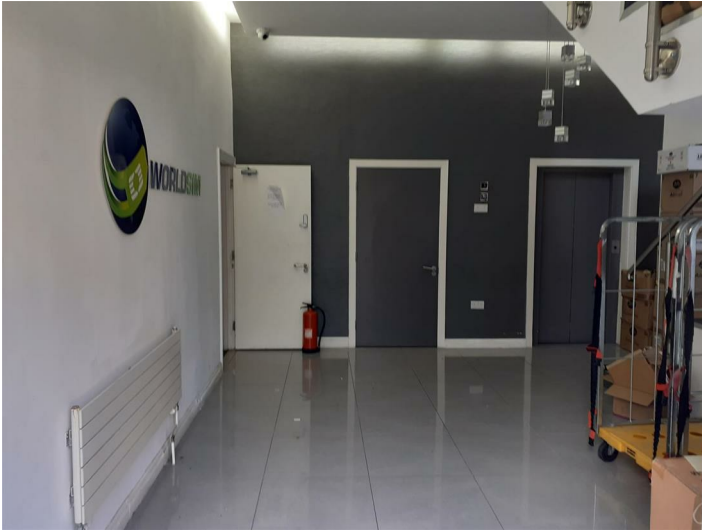
Benjamin Stevens are pleased to present this fully serviced unit consisting of three floors, newly furnished, fully air conditioned; situated in the prestigious Spring Villa Park, this building is located close to both Edgware Underground Station and Canons Park Station.

The first floor is for £32,000 and second floor is available at £30,000 pa. The whole unit, for a long lease, is £75,000pa

All bills are inclusive along with the service charge, utilities and internet, and the tenants have access to two parking spaces.

For a viewing please call Benjamin Stevens on 0208 958 1118.

### Reception



Wide spacious hallway, newly renovated

### Meeting room



Meeting room with carpeted floor and tall windows

### Main office



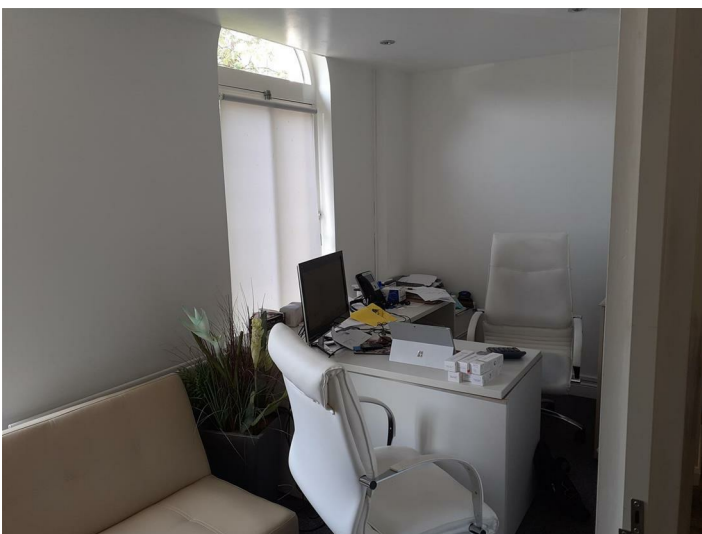
Bright office with air conditioning

### Kitchen



Kitchen area with sink and long surfaces

### Side office



Glass wall office

### Double Side Office

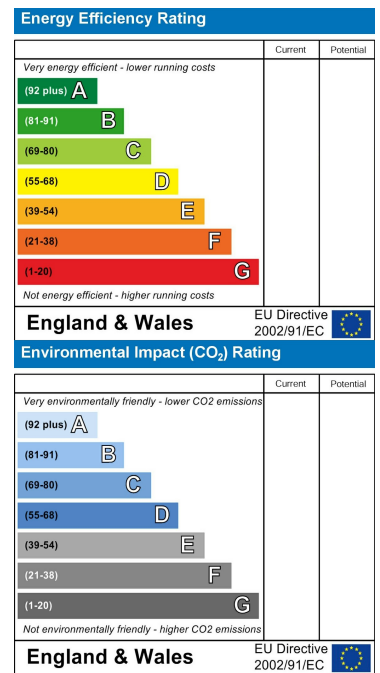


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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