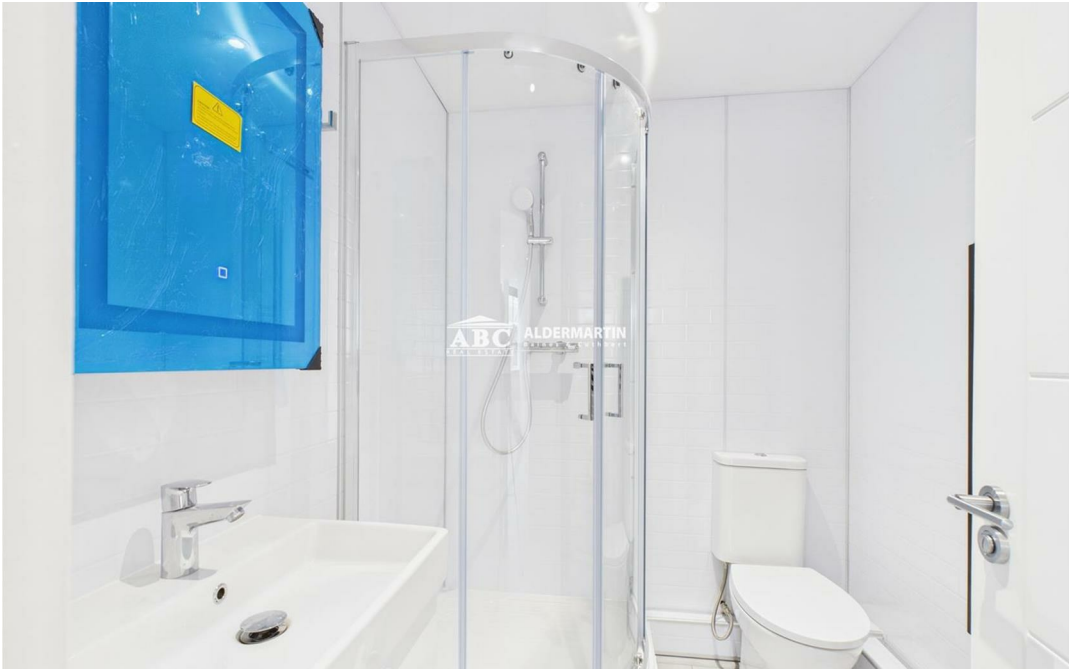




HIGH STREET, EDGWARE HA8 7EL

**From £850
Per Month**







<p>Approximate total area⁽¹⁾</p> <p>292 ft²</p>
<p>(1) Excluding balconies and terraces</p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>



<p>Approximate total area⁽¹⁾</p> <p>318 ft²</p>
<p>(1) Excluding balconies and terraces</p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>



<p>Approximate total area⁽¹⁾</p> <p>347 ft²</p>
<p>(1) Excluding balconies and terraces</p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>
<p>GIRAFFE360</p>



<p>Approximate total area⁽¹⁾</p> <p>279 ft²</p>
<p>(1) Excluding balconies and terraces</p>
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>
<p>704888744</p>

- STARTING FROM £850,00 PER MONTH
- LIFT +PARKING
- SERVICE CHARGES APPLY

- BRAND NEW LUXURY OFFICES
- ALL SELF CONTAINED

- ALL WITH KITCHENS & SHOWERS
- FIVE MINUTES FROM EDGWARE STATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

A selection of stunning brand new offices. Every office has a shower, WC and kitchen facilities. They can be accessed by lift or by stairs. Each office has an independent electricity meter. These really beautiful offices will impress your clients, and are very reasonably priced. Rents are exclusive of VAT. Service Charges range from £150 - £200 per quarter depending on the unit.