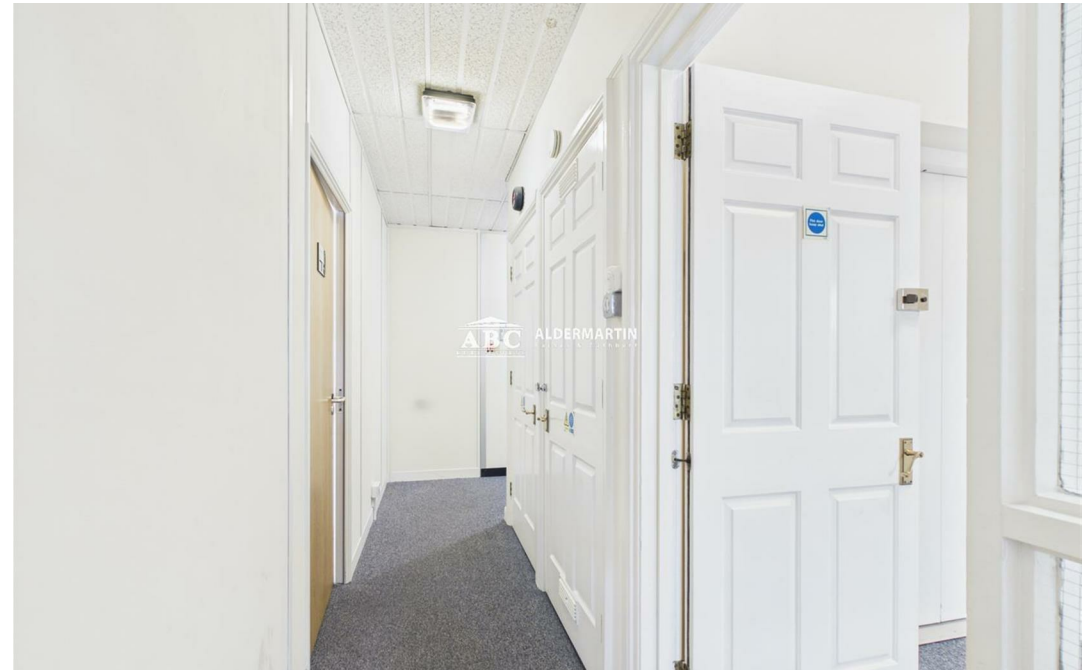




**Spring Villa Road, Edgware HA8 7EB**

**£26,000 Per  
Annum**





- PRESTIGIOUS BUSINESS PARK
- AIR CONDITIONING
- SUITE OF OFFICES

- LIFT + WCS + KITCHENETTE
- TWO PARKING SPACES
- SOUGHT AFTER LOCATION

- SECOND FLOOR
- ON SITE SECURITY
- 785 SQUARE FEET



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

This superb office suite comprising 785 square feet, and is situated in Edgware's most prestigious business park.

The accommodation is flexible, with a partition which can be open or closed to section off the greater part of the rooms.

There is a separate kitchen area, and WCs.

Two allocated parking spaces are located at the front of the building

**ABC Hendon Lettings**  
**020 8621 4000**

**[www.abcestates.co.uk](http://www.abcestates.co.uk) - [sales@abcestates.co.uk](mailto:sales@abcestates.co.uk)**

