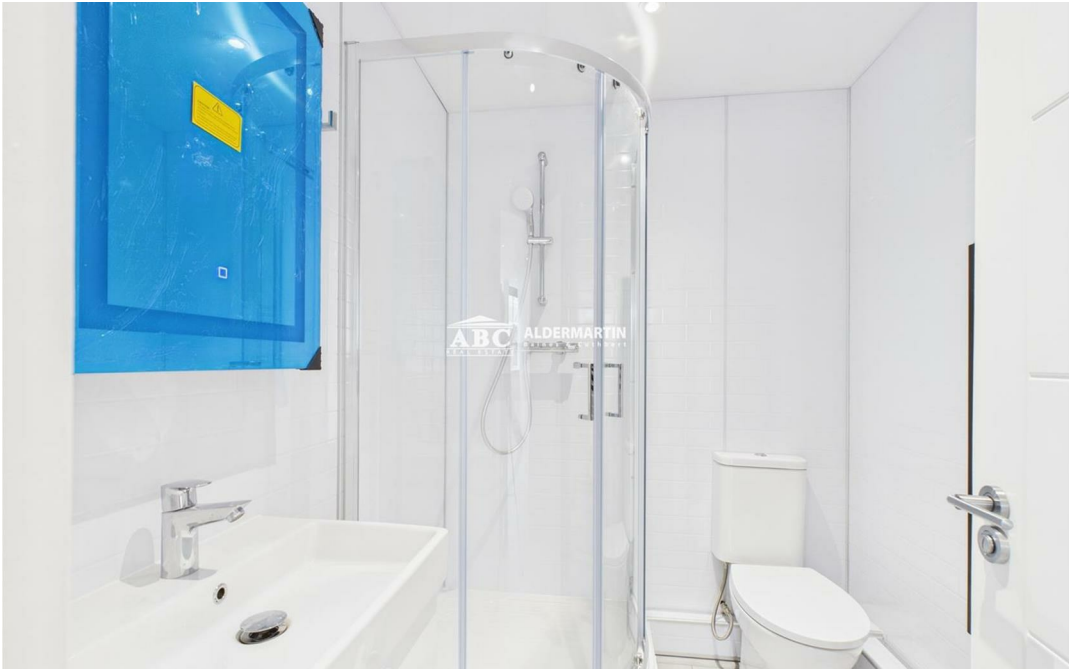




HIGH STREET, EDGWARE HA8 7EL

**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>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>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>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>GIRAFFE360</p>	



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

- 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	

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Every office has a shower, WC and kitchen facilities.

They can be accessed by lift or by stairs.

Each office has it's an independent electricity meter.

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