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PRIME CLASS E UNIT TO LET

EDGWARE ROAD

141 EDGWARE ROAD, LONDON W2 2HR

SUBJECT TO VACANT POSSESSION

Location:

The subject property occupies a prominent position in the prime pitch of Edgware Road, central London.

Neighbouring multi-national occupiers include Specsavers, Slim Chickens, Holland & Barrett, Barclays Bank, McDonalds, Merkur Slots, Waitrose, Argos, together with a number of established independent operators.

Edgware Road Station (Bakerloo, Metropolitan, District & Circle Line) is located opposite the property.

Use:

The premises benefits from Class E Use.

Alternative uses will be considered STP.

Rent:

£110,000 per annum exclusive.

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate net internal areas:

Ground Floor:	**1,147 sq. ft. (106.56 m²)**
Basement:	**681 sq. ft. (63.27 m²)**

Lease:

The premises are available by way of a new lease for a term to be agreed.

Property Particulars…

Service Charge & Insurance:

Service Charge TBC.

The landlord is responsible for insuring the building and recovering the premium from the tenant. The tenant will be responsible for their own contents insurance.

Rates:

The current rateable value is £106,000 with effect from 1st April 2026 (VOA Link).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

Please contact:

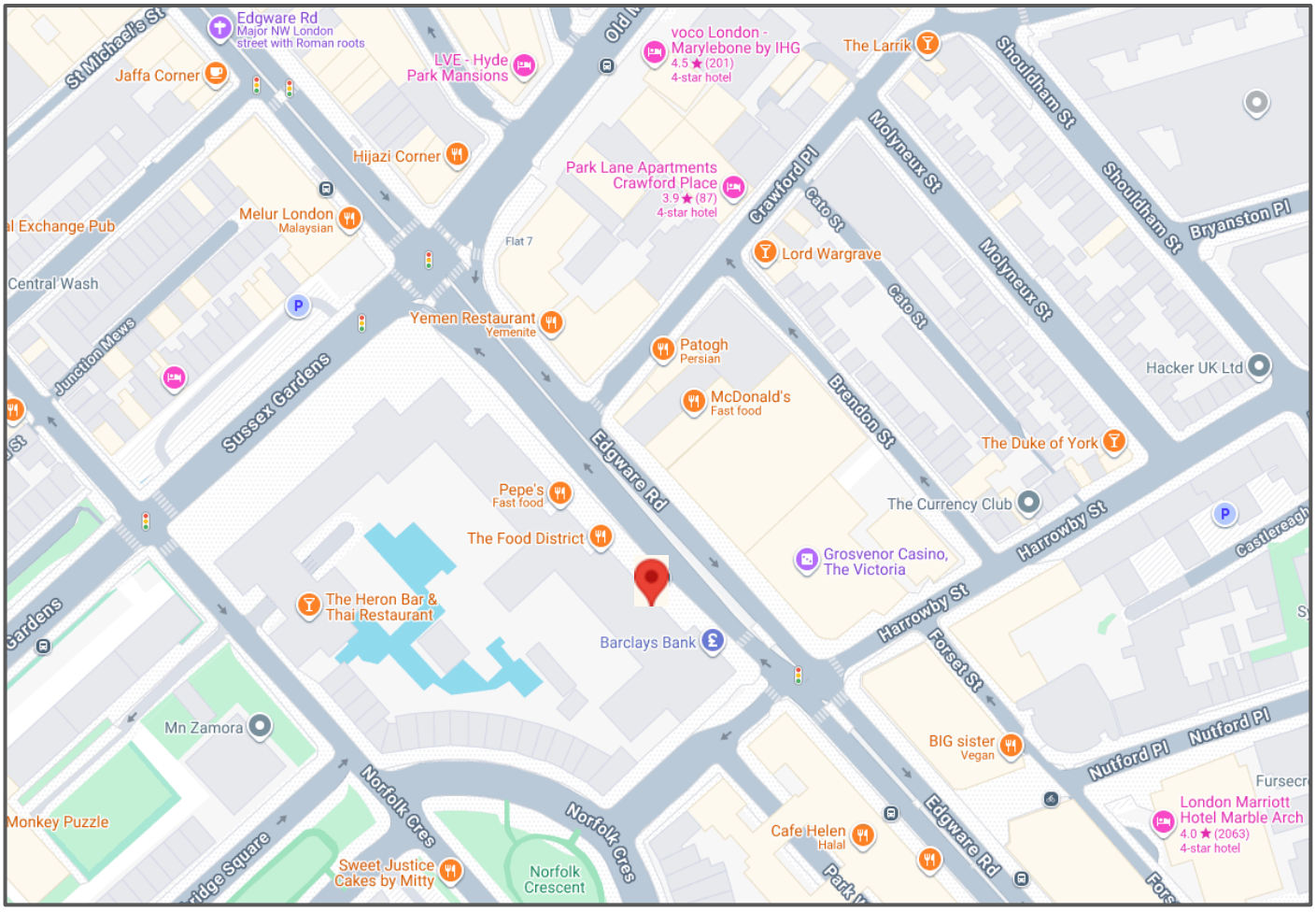
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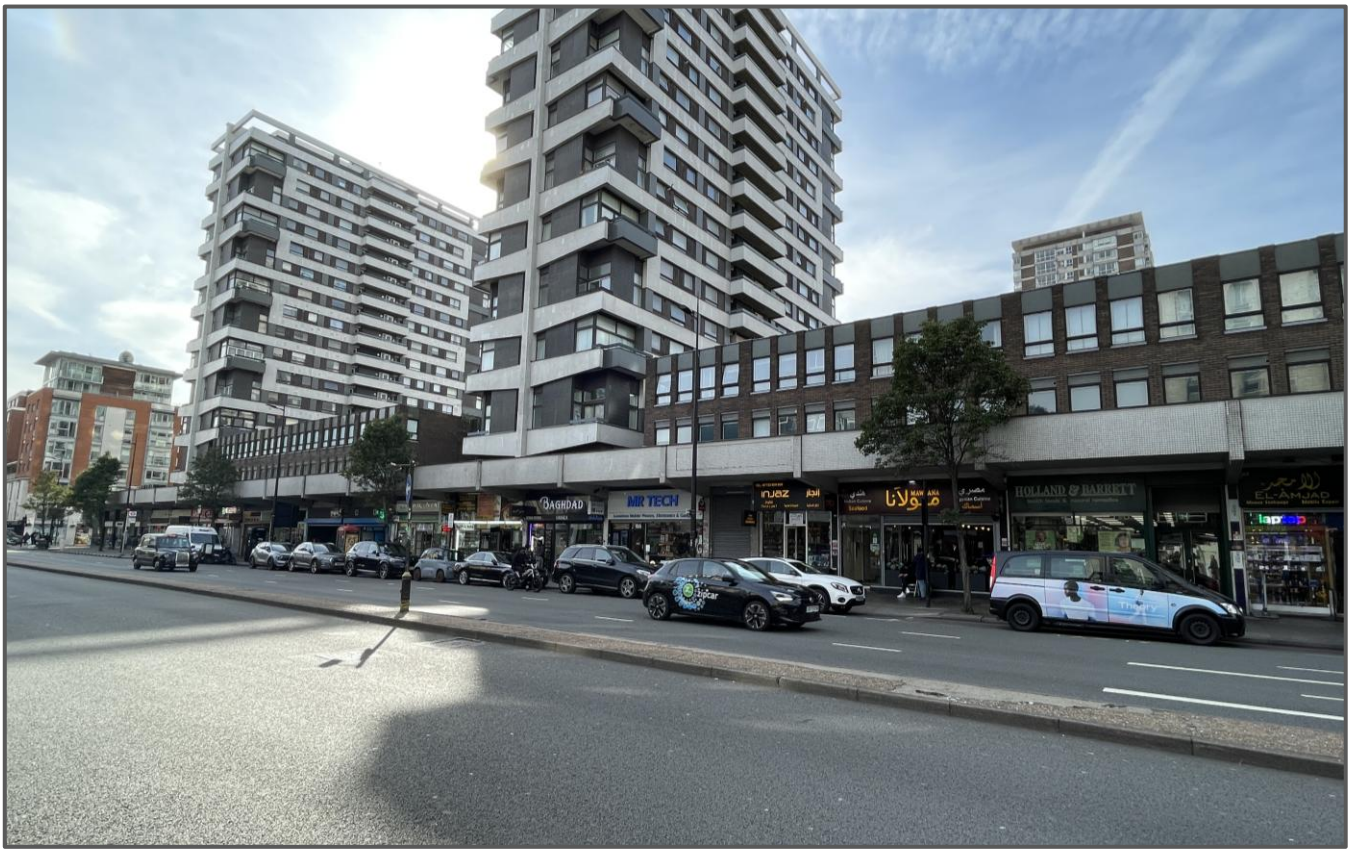
Location Map:



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars Jenkins Law Ltd, any joint agents involved, and the vendor take no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.

Parade Photos:





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