

# EDGEWARE ROAD OFFICE DEVELOPMENT FOR SALE AS A WHOLE

Edgware Road,  
London, UK

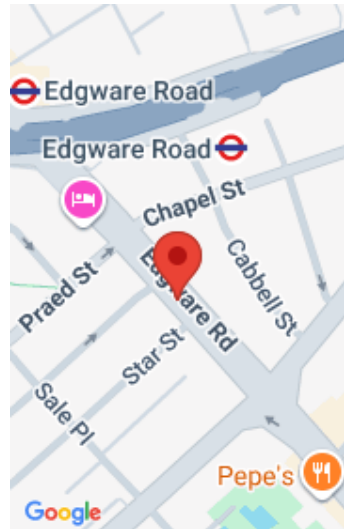
<https://palaceauctions.com>



£8,000,000

Edgware Road Office Development for Sale as a Whole or in part. (please make enquiries with the auctioneers). Edgware Road office development Beginning with this exceptional opportunity to purchase a 15,000 sq ft freehold office building in London's Major Town Centre Growth Area. Situated on one of Central and West London's busiest commercial corridors, this [...]

- development and investment
- Land and development, off market property
- for sale off market



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## Category

**Apartments:** no

**Off market property:** yes

**House:** NO

**Investment property:** YES

**Commercial property:** yes

**Other Real estate:** yes

**Value add opportunity:** yes

**Land:** yes

**Land with Development:** YES

**HMO investment:** NO

**Hotels and apartment hotels:** no

**Mixed commercial and Resi:** yes

**Below Market value:** yes

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## Description

**Refer to Terms & Conditions:** Array

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## Amenities & Features

**Features:** Current rent: £45 psf; gross yield 6.75% Post-development rent potential: £65 psf, Freehold title with entire building sale, Growth Area supports mixed-use intensification up to 22 storey, Private management & service charge structure, Proximate to Edgware Road tube & Paddington/Marylebone mainline, West End vacancy: 3.1% (tight market)

