

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED AIR CONDITIONED OFFICE SUITE/S**

**1,615 SQ FT - 3,230 SQ FT APPROX**

**TO BE LET**

**314 REGENTS PARK ROAD, FINCHLEY CENTRAL, LONDON N3 2JY**



**LOCATION**

The modern building is situated in an established office location close to the junction with Ballards Lane and Finchley's shopping centre. Finchley Central Underground Station (Northern Line) is within a few hundred yards.

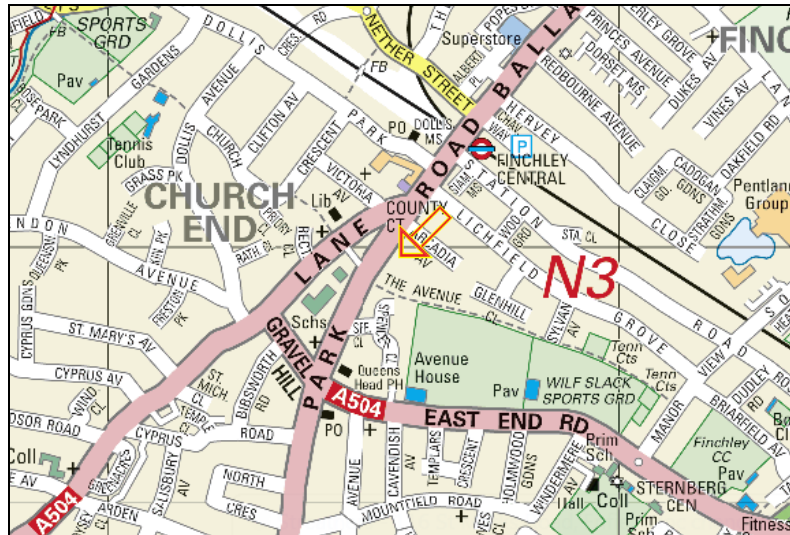
Excellent road communications are afforded with the North Circular Road (A406) within 1 mile the M1 motorway within 2 miles and the M25 motorway within 6 miles. Speedy access is afforded to the West End, City and the surrounding suburbs.

All Transactions are Subject to Contract

1 BEDFORD ROAD  
EAST FINCHLEY LONDON N2 9DB

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**TELEPHONE: 020 8346 5100**



**ACCOMMODATION** Approached from a spacious entrance lobby the available accommodation comprises two self contained office suites, affording the following approximate net floor areas:

<b>SECOND FLOOR REAR</b>	<b>1,615 SQ FT</b>
<b>THIRD FLOOR FRONT</b>	<b>1,615 SQ FT</b>
<b>TOTAL</b>	<b>3,230 SQ FT</b>

- AMENITIES**
- \* Entryphone
  - \* Air conditioning
  - \* Suspended ceilings incorporating Cat II lighting
  - \* 3-compartment perimeter trunking
  - \* Passenger lift
  - \* Carpeting
  - \* Excellent natural light
  - \* Double-glazing
  - \* Parking for 4 vehicles per suite
  - \* Kitchen
  - \* Male, female & disabled toilets

**LEASE** A new effective full repairing and insuring lease/s to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

**RENT** £44,400 per annum exclusive per suite.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value for the third floor rear suite is £28,000 and the rates payable for 2018/19 are £13,804.per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

**SERVICE CHARGE** £10,726 per annum approx. per suite.

**EPC** Second Floor Rear: C  
Third floor front: E

**POSSESSION** December 2018

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.



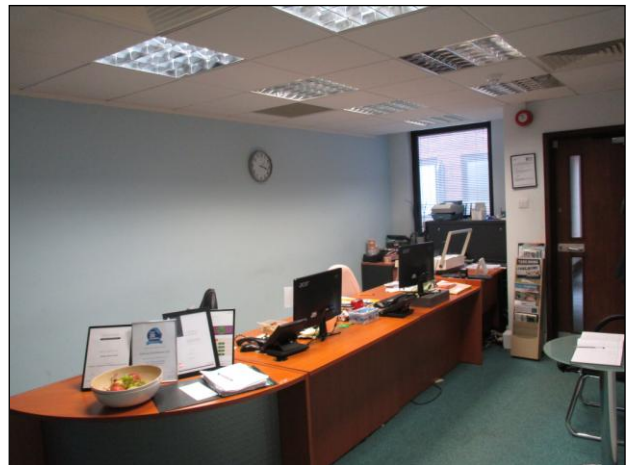
*Second Floor Rear*



*Second Floor Rear*



*Second Floor Rear*



*Third Floor Front*



*Third Floor Front*

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