

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED OFFICE SUITE

1,337 SQ FT APPROX

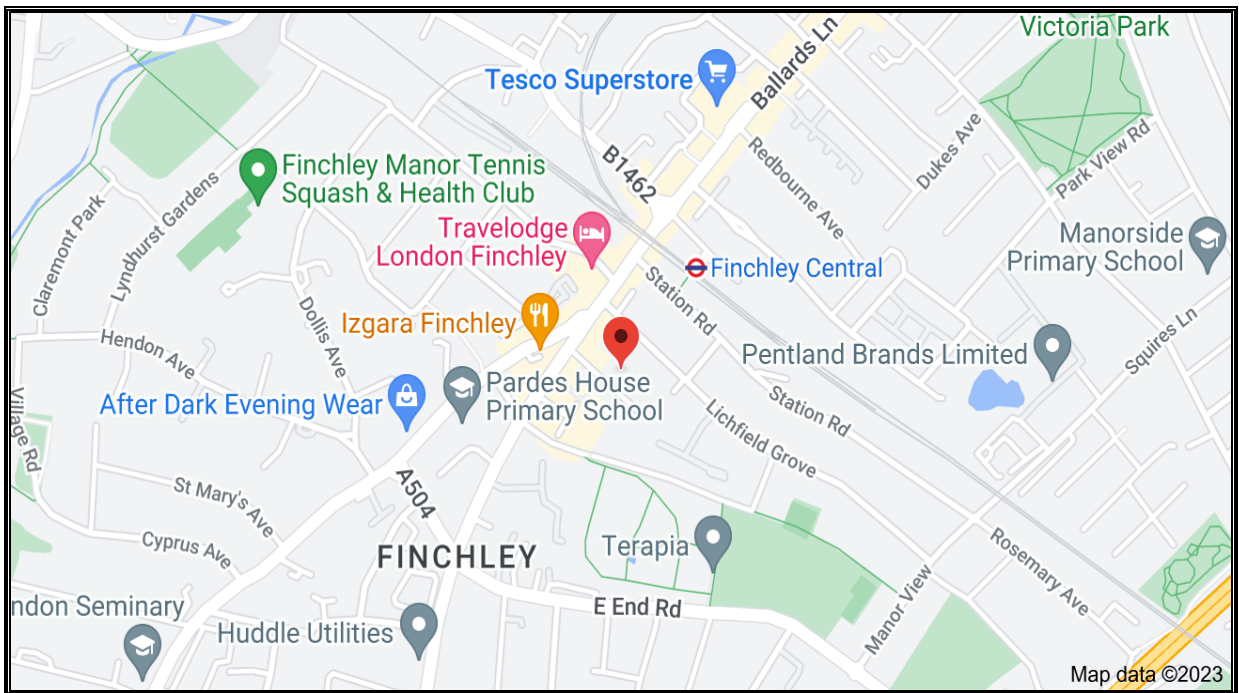
TO LET

**ELSCOT HOUSE, ARCADIA AVENUE,
FINCHLEY CENTRAL, LONDON N3 2JU**



1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
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LOCATION

The building is situated in an established office location close to the junction with Regents Park Road. Finchley Central's shopping centre and the underground (Northern Line) are 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 surrounding suburbs.

ACCOMMODATION

Comprises a self-contained office suite on the first floor which is currently partitioned to provide a meeting room and an plan area affording the following:

APPROX FLOOR AREA **1,337 SQ FT**

AMENITIES

- * Entryphone
- * Passenger Lift
- * Gas fired central heating
- * Raised floor
- * Suspended ceiling with recessed lighting
- * Carpeting
- * Vertical blinds
- * Kitchen
- * Shared male and female toilets
- * Excellent natural light
- * 2 car parking spaces (1 stacker)

LEASE

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

RENT

£26,750 per annum exclusive.

SERVICE CHARGE Capped at £10,700 per annum approx plus CPI.

RATES Obtained from the www.voa.gov.uk website the rateable value is £25,250 and the rates payable for 2026/2027 are £10,908 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC RATING C

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

VIEWING Strictly by appointment through sole agents as above.





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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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