

NEWLY REFURBISHED AIR CONDITIONED OFFICE SUITE

1,550 SQ FT 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.

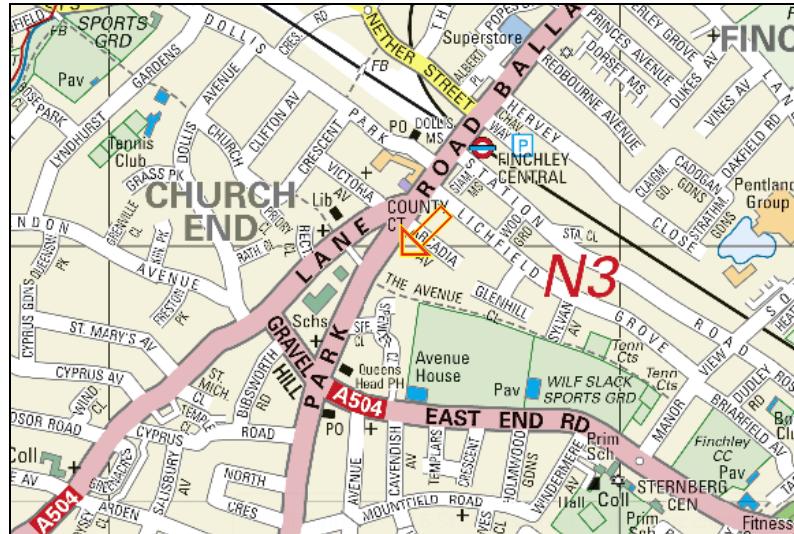
All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

E: property@michaelberman.co.uk W: www.michaelberman.co.uk

TELEPHONE: 020 8346 5100



ACCOMMODATION Approached from a spacious entrance lobby the available accommodation comprises a self-contained office suite on part fourth which has just undergone extensive refurbishment. The suite is currently partitioned to provide two private office and an open plan area affording the following approximate:

FLOOR AREA 1,550 SQ FT

AMENITIES

- * Entryphone
- * Air conditioning
- * Suspended ceilings incorporating LED lighting
- * 3-compartment perimeter trunking
- * Passenger lift
- * Carpeting
- * Excellent natural light
- * Double-glazing
- * Parking for 3 vehicles
- * Shared use of kitchen
- * Male, female & disabled toilets

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

£42,625 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value for is £27,500 and the rates payable for 2025/2026 are £13,722 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

SERVICE CHARGE

£12,400 per annum approx.

EPC

Awaiting.

LEGAL COSTS

Each party to be responsible for their own legal 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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