

COMMERCIAL ESTATE AGENTS & VALUERS

NEWLY REFURBISHED AIR-CONDITIONED OFFICES
1,333 SQ FT APPROX
TO LET
MARLBOROUGH HOUSE, 298 REGENTS PARK ROAD,
FINCHLEY CENTRAL, LONDON N3 2SZ



All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

Marlborough House is one of four office buildings forming the Regents Office Park, a well-located campus style development.

Finchley Central Underground Station (Northern Line) is within a few minutes walk and provides speedy access into Central London (Kings Cross 18 minutes, Euston 16 minutes), and is well served by bus routes (No's 13, 125, 143, 326, 460, 683 and N20).

Finchley Central offers shopping amenities for staff including Tesco, Sainsbury, Waitrose and Costa.

Excellent road communications are provided via the North Circular Road (A406) within approximately 1 mile, the M1 within approximately two miles and the M25 within approximately 6 miles.

ACCOMMODATION

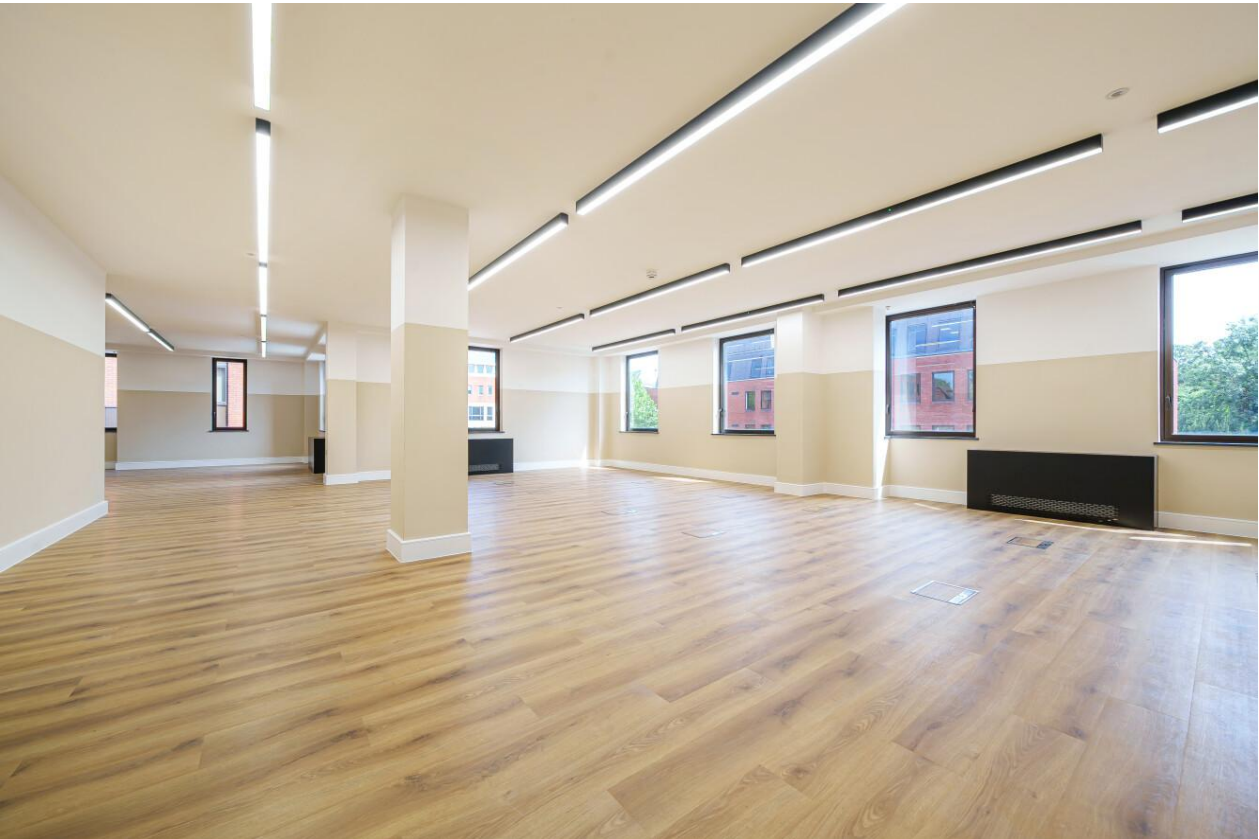
Marlborough House is a detached office building on this prestigious secluded office park, arranged on ground and three upper floors.

A self contained first floor office suite has undergone comprehensive refurbishment to and is currently partitioned to provide open plan offices together with a meeting room and private office affording an **approximate floor area of 1,333 sq ft** which is approached from a recently refurbished ground floor reception, staircase and 2 x 8 person passenger lifts.

AMENITIES

- * Video entryphone and access system
- * 2 x 8 person passenger lifts
- * Laminate flooring
- * Raised flooring incorporating floor boxes .
- * LEDs providing programmable lighting
- * Fully airconditioned
- * Double-glazed tinted windows
- * Vertical window blinds
- * Kitchenette including dishwasher, fridge freezer and quooker hot tap.
- * Newly refurbished demised male and female toilets
- * Excellent natural light
- * Car parking for 3 vehicles
- * EV chargers
- * Cycle racks provided on site

LEASE	<p>Held on an effective full repairing and insuring lease for a term expiring in December 2029, subject to a tenants option to determine in December 2027, upon 6 months written notice. The parties are to contract out of the Landlord & Tenan Act 1954 (Sections 24-28 inclusive).</p> <p>Alternatively, a surrender of the existing lease and a new effective full repairing and insuring lease to be granted for a term by arrangement direct from the Landlords.</p>
RENT	£46,655 per annum exclusive plus VAT.
RATES	To be assessed, and estimated to be £11,663 per annum approx.
SERVICE CHARGE	For year ending December 2025, £9,997 per annum approx plus VAT, which includes both building & estate charges. The electricity is recharged to tenants based on exact consumption.
EPC	B.
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;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
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