

COMMERCIAL ESTATE AGENTS & VALUERS

REFURBISHED COMFORT COOLED OFFICE SUITE

459 SQ FT APPROX

TO BE LET

**WINSTON HOUSE, 2 DOLLIS PARK,
FINCHLEY CENTRAL, LONDON N3 1HF**



LOCATION

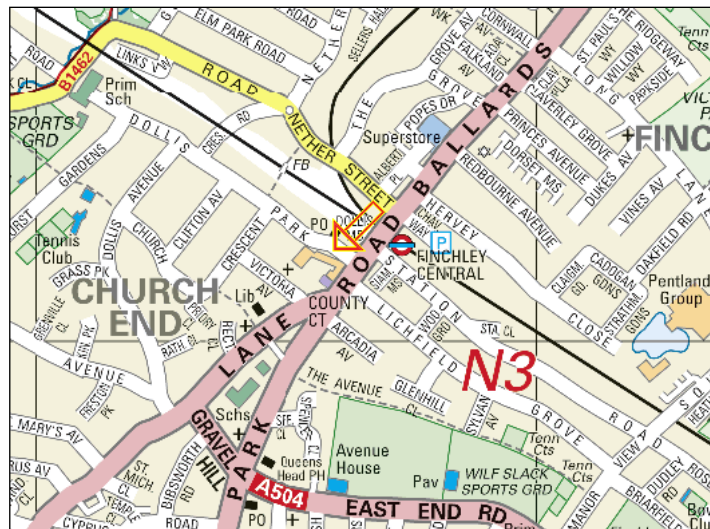
Winston House is situated just off Regents Park Road, close to the junction with Regents Park Road and within a few minutes walk of Finchley Central Underground Station (Northern Line). Good road communications are afforded with the North Circular Road (A406) approximately 1 mile, M1 approximately 2 miles and M25 approximately 6 miles away. The shopping centre in Ballards Lane, including Tesco Superstore, provides many amenities for staff.

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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

TELEPHONE: 020 8346 5100



ACCOMMODATION Comprises an office suite on part 3rd floor which has undergone refurbishment and is arranged as an open plan area and affords the following approximate:

FLOOR AREA: 459 SQ FT

AMENITIES

- * Commissionaire
- * 2 Passenger lifts
- * Suspended ceiling with LED lighting
- * Carpeting
- * Perimeter trunking
- * Comfort cooling
- * Shared male, female & disabled WCs
- * Shower room to 2nd floor
- * Excellent natural light
- * Window blinds
- * Ground floor meeting room available
- * One car parking space

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. The parties are to contract out of the Landlord & Tenant 1954 (Sections 24-28 inclusive).

RENT

£13,770 per annum exclusive plus VAT.

SERVICE CHARGE

£3,145 per annum approx plus VAT.

RATES

To be assessed,

EPC

Awaiting.

LEGAL COSTS

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

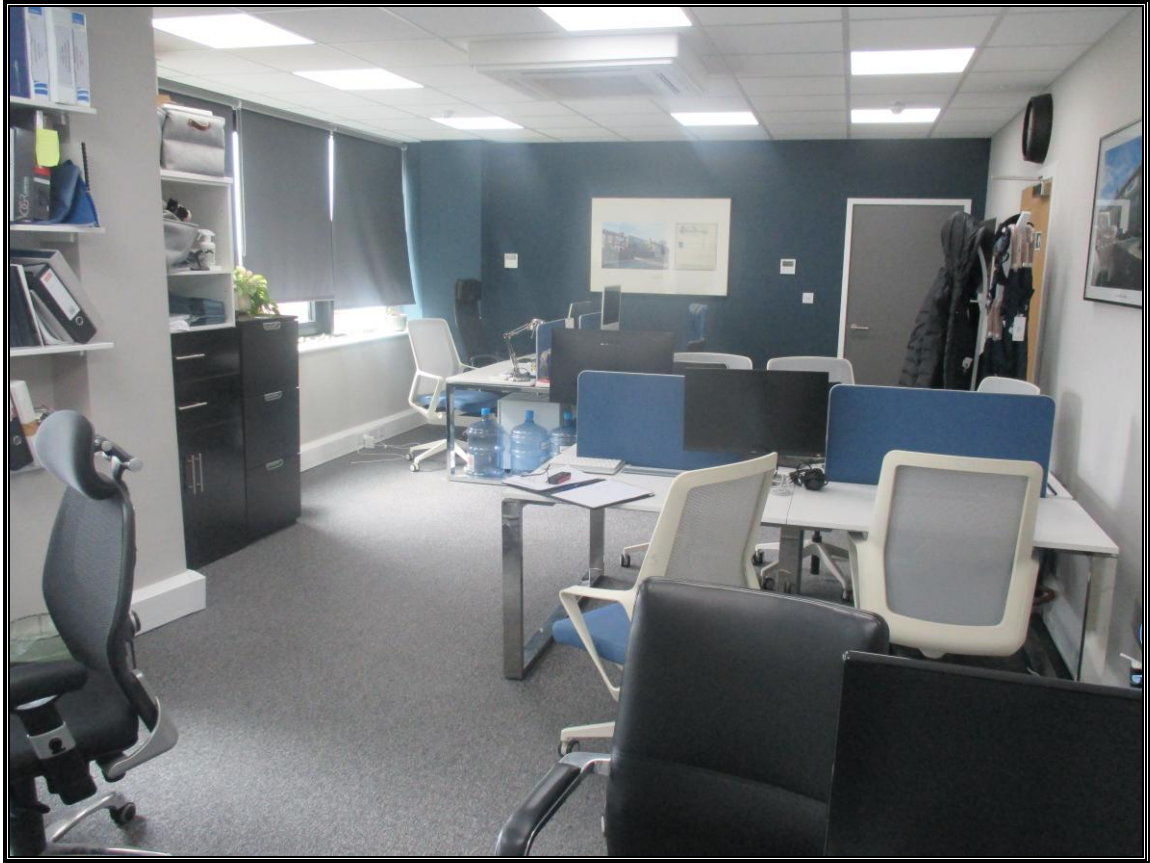
VIEWING

Strictly by appointment through agents as above.



Ground Floor Meeting Room





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