

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED AIR CONDITIONED OFFICE SUITE

WITH EXCELLENT ON SITE PARKING

807 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.

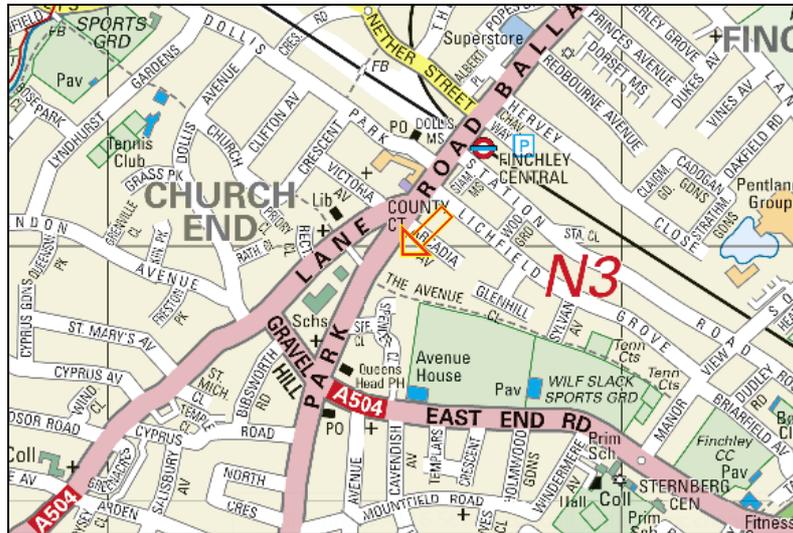
All Transactions are Subject to Contract

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ACCOMMODATION Approached from a spacious entrance lobby the available accommodation comprises a self-contained office suite on part first floor currently partitioned to provide a reception area, one private office and an open plan area affording the following approximate:

FLOOR AREA **807 SQ FT**

AMENITIES

- * Entryphone
- * Air conditioning
- * Suspended ceilings incorporating Cat II 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

£22,220 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value for is £16,000 and the rates payable for 2019/2020 are £8,064.per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

SERVICE CHARGE

£5,360 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.



“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (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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