

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.

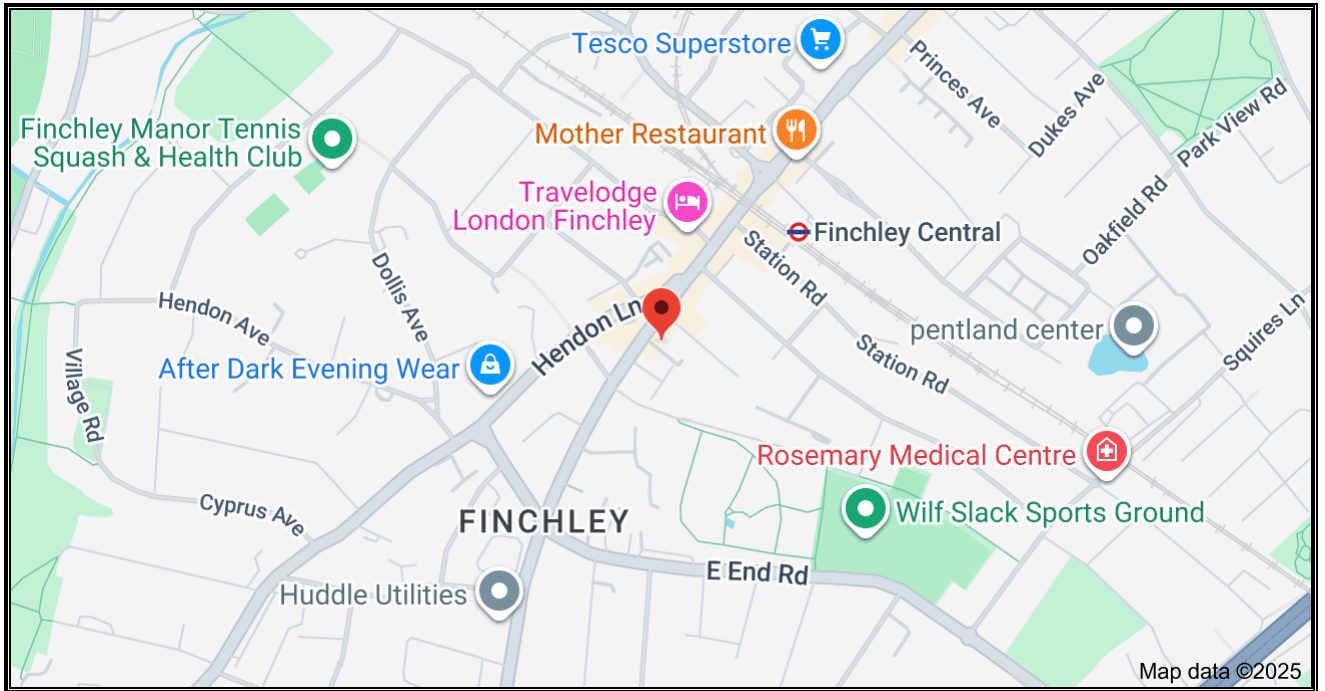
All Transactions are Subject to Contract

1 BEDFORD ROAD

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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 an open plan office area together with one private office affording the following approximate:

**FLOOR AREA 807 SQ FT**

**AMENITIES**

- \* Entryphone
- \* Passenger lift
- \* Suspended ceilings incorporating Cat II lighting
- \* 3-compartment perimeter trunking
- \* Gas fired central heating
- \* Air conditioning
- \* Carpeting
- \* Excellent natural light
- \* Double-glazing
- \* Fitted cupboards
- \* Lease line available
- \* Parking for 3 vehicles including EV points.
- \* Kitchenette
- \* 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**

£24,200 per annum exclusive.

**RATES**

Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value for is £16,750 and the rates payable for 2025/2026 are £8,358.per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

**SERVICE CHARGE** £6,500 per annum approx. which includes central heating.

**EPC** C.

**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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