

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED AIR CONDITIONED OFFICE SUITE  
WITHIN COURTYARD OFFICE DEVELOPMENT  
1,600 SQ FT  
TO LET  
3 DANCASTLE COURT, ARCADIA AVENUE,  
FINCHLEY CENTRAL, LONDON N3 2JU**



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**SERVICE CHARGE** Estimated at £11,200 per annum approx plus VAT **to include electricity.**

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £27,250 and the rates payable for 2025/2026 are £13,598 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

**EPC RATING** C

**LEGAL COSTS** Each party to be responsible for their own 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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