REGENTS OFFICE PARK

www.regentsofficepark.co.uk



SUPREME HOUSE

FULLY REFURBISHED AIR CONDITIONED OFFICES

1,797 SQ.FT. APPROX.

TO BE LET

300 REGENTS PARK ROAD, FINCHLEY CENTRAL, LONDON N3 2JY

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LOCATION

Supreme 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 Shopping Centre nearby including Tesco, Sainsbury, Waitrose and Costa provides many amenities for staff. 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.

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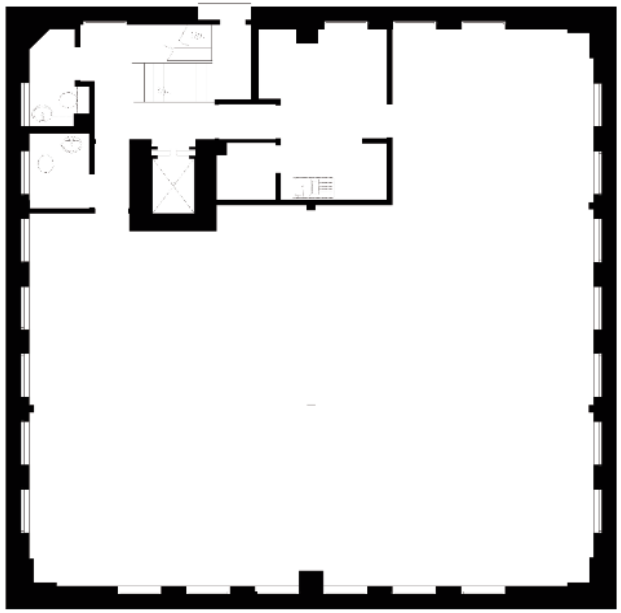

FLOOR AREA:
1797 SQ.FT.

OPEN PLAN OFFICE



INDICATIVE FLOOR LAYOUT

ACCOMMODATION

Comprises a detached office building to the rear of the development, arranged on ground and three upper floors.

The entire third (top) floor has been comprehensively refurbished to provide open plan offices affording an approximate floor area of 1,797 sq ft which is approached from an upgraded ground floor reception, serviced by an 8 person passenger lift.

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AMENITIES

- Video entryphone and access system
- 8 person passenger lift
- Carpeted
- Floor boxes and three compartment perimeter trunking
- Acoustic tiled ceiling with LED lighting
- Air conditioning
- Double-glazed tinted windows
- Kitchen
- Male and female toilets
- Excellent natural light
- Parking for 4 vehicles








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LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at five yearly intervals.

RENT

£53,000 per annum exclusive plus VAT.

SERVICE CHARGE

£12,600 per annum approx. plus VAT which includes both building, estate and all utility costs.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £28,000 and the rates payable for 2021/2022 are £13,972 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

C.

LEGAL COSTS

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

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3D TOUR

Click here to view our 3D tour

VIEWING

Strictly by appointment through joint sole agents:

MB&CO
MICHAEL BERMAN
020 8346 5100
Commercial Estate Agents & Valuers
www.michaelberman.co.uk

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