

235
Regents Park Road
Finchley
N3 3LF



UNLIMITED PROPERTIES
STUDIO FLAT RENTAL SPECIALISTS
NO DEPOSITS !!!
PRICES FROM £99 p/w
0208 343 2211

MG
MARTYN GERRARD
COMMERCIAL

235
Regents Park Road
Finchley
N3 3LF

Assignment of
a New Lease

E- Commercial
Business & Service

Office Premises

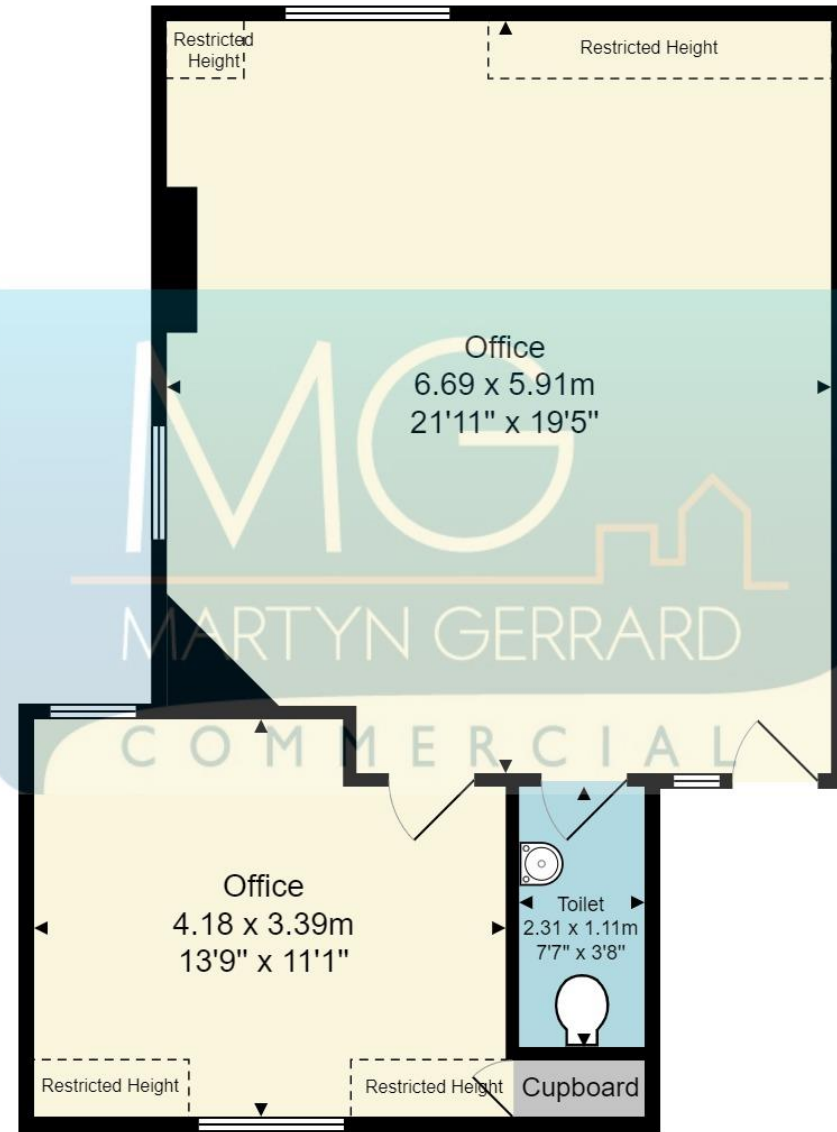
Second Floor



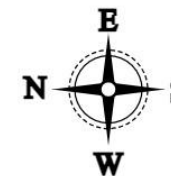
235
Regents Park Road
Finchley
N3 3LF

Total Second
Floor Area

53.4 M²
(575 ft²) approx.



Second Floor



Total Area: 57.0 m² ... 613 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



235
Regents Park Road
Finchley
N3 3LF

Assignment of a New Lease

E- Commercial Business & Service

Office Premises

Second Floor

Rent
£19,200 pa



Description

A Newly Decorated Bright & Versatile Office Space in the Heart of Finchley

A well-presented second (top) floor office unit, ideal for small businesses or professionals seeking a practical, light-filled workspace in a highly accessible location. Situated on the southern end of Regents Park Road, this 575 sq ft (53.4 m²) office offers a flexible layout arranged as two spacious rooms— a large open workspace and a separate smaller room perfect for use as a private office or meeting space. This unit benefits from kitchenette cabinets and a private cloakroom/WC.

Abundant natural light, air-conditioning, perimeter trunking, and one allocated parking space (via gated access) all contribute to a comfortable and functional working environment.

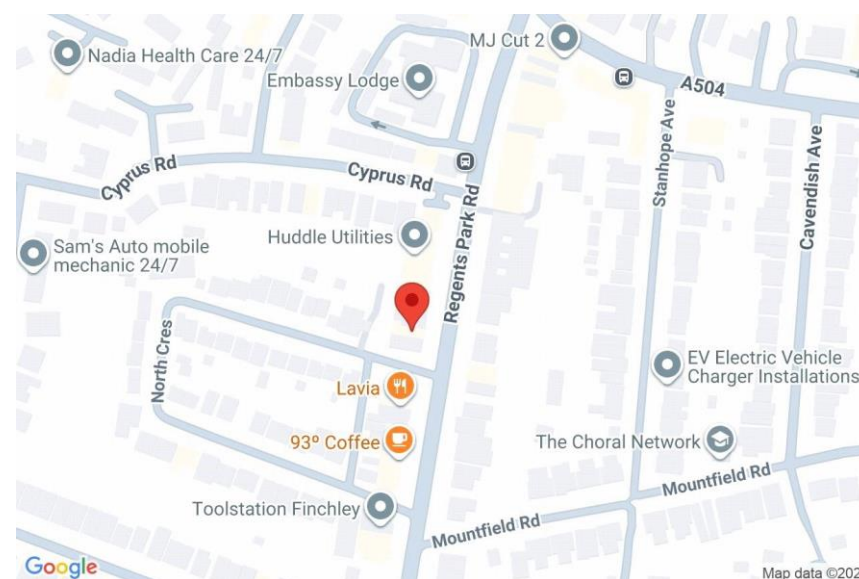
The property forms part of a well-maintained mixed-use development with multiple office units across three floors, accessed via a communal entrance.

Location

Just moments from the main retail and dining amenities of Finchley Central's high street; upper Regents Park Road and Ballards Lane - you'll find convenience at your doorstep.

Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.



235
Regents Park Road
Finchley
N3 3LF

Method of sale

Incoming Tenant to cover
Landlord's and their own legal
costs.
Id/Anti-money Laundering fee:
£24 Inc. VAT per name.

Viewings

Viewings are strictly by
appointment.

Please contact Martyn Gerrard
Commercial Department to make
an appointment.

Further Details

Positioned at the southern end of Regents Park Road, near the East End Road junction, the office benefits from excellent transport links.

- Finchley Central Underground Station (Northern Line) is just 0.5 miles away.
- Within 5 minutes to the A406 (North Circular), A1, M1 and A1000.
- Well-connected by multiple bus routes.
- A few minutes' walk from Finchley Central.
- Close to key North London areas including East Finchley, Golders Green, Hendon, Mill Hill and Temple Fortune
- Utilities and service fees included. Cleaning fees are not included.

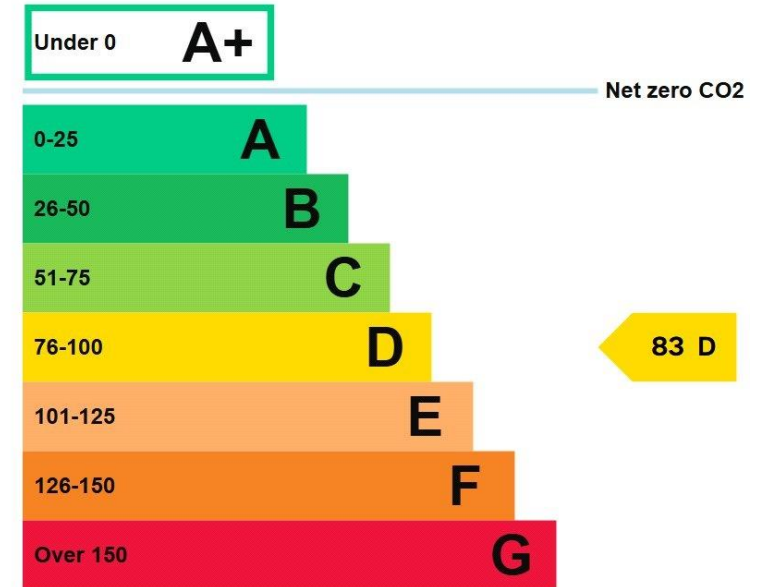
Local High Street:

Located in a busy local parade with retailers including Waitrose, Tesco, Boots, Superdrug and a selection of cafes and independent stores.

EPC

Energy rating and score

This property's energy rating is D.



235
Regents Park Road
Finchley
N3 3LF

Contact information

For further information please
contact:

Tony Mckenzie

+44 (0) 20 3727 7752

+44 (0) 7973 267 802

E: TonyM@martyngerrard.co.uk

Commercial Office

+44 (0) 208 444 3445

comm@martyngerrard.co.uk

Further technical information relating
to the property is available at:

www.martyngerrard.co.uk

IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Martyn Gerrard and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. Either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Martyn Gerrard have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

