

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED AIR CONDITIONED OFFICE SUITE**

**1,206 SQ FT APPROX**

**TO LET**

**ELSCOT HOUSE, ARCADIA AVENUE,  
FINCHLEY CENTRAL, LONDON N3 2JU**



1 BEDFORD ROAD  
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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



<b>RENT</b>	£24,120 per annum exclusive.
<b>SERVICE CHARGE</b>	Capped at £9,650 per annum approx plus CPI.
<b>RATES</b>	Obtained from the <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> website the rateable value is £23,000 and the rates payable for 2026/2027 are £9,936 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.
<b>EPC RATING</b>	C
<b>LEGAL COSTS</b>	Each party to be responsible for their own costs incurred.
<b>VIEWING</b>	Strictly by appointment through sole agents as above.







