

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED AIR CONDITIONED OFFICE SUITE

1,337 SQ FT APPROX

TO LET

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



1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB
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LOCATION The building is situated in an established office location close to the junction with Regents Park Road. Finchley Central's shopping centre and the underground (Northern Line) are 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 surrounding suburbs.

ACCOMMODATION Comprises a self-contained office suite on the first floor which is currently partitioned to provide a meeting room and an plan area affording the following:

APPROX FLOOR AREA **1,337 SQ FT**

AMENITIES

- * Entryphone
- * Passenger Lift
- * Gas fired central heating
- * Raised floor
- * Suspended ceiling with recessed lighting
- * Carpeting
- * Vertical blinds
- * Kitchen
- * Shared male and female toilets
- * Excellent natural light
- * 2 car parking spaces (1 stacker)

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 £26,750 per annum exclusive.

SERVICE CHARGE Estimated at £15,068 per annum approx.

RATES Obtained from the www.voa.gov.uk website the rateable value is £22,250 and the rates payable for 2025/2026 are £11,102 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.





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- (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;
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