

COMMERCIAL ESTATE AGENTS & VALUERS

**SELF CONTAINED AIR CONDITIONED OFFICE SUITE  
WITHIN MODERN OFFICE DEVELOPMENT**

**1,549 SQ FT**

**TO LET**

**2 DANCASTLE COURT, ARCADIA AVENUE,  
FINCHLEY CENTRAL, LONDON N3 2JU**



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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 second floor which is currently partitioned to provide three private offices and two open plan areas affording the following:

### APPROX FLOOR AREA

**1,549 SQ FT**

## AMENITIES

- \* Entryphone
- \* Passenger Lift
- \* Air conditioning / Electric heating
- \* Raised floor
- \* Suspended ceiling with LED lighting
- \* Carpeting
- \* Vertical blinds
- \* Kitchenette
- \* Male, female & disabled toilets
- \* Excellent natural light
- \* 4 car parking spaces

## LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement subject to 5 yearly rent reviews.

## RENT

£46,500 per annum exclusive plus VAT.

**SERVICE CHARGE** Estimated at £11,000 per annum approx plus VAT **to include electricity and heating.**

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £25,000 and the rates payable for 2023/2024 are £11,225 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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