

COMMERCIAL ESTATE AGENTS & VALUERS

****Preliminary Particulars****

FULLY REFURBISHED AIR-CONDITIONED OFFICES

2,120 SQ FT APPROX

TO LET

**SUPREME HOUSE, 300 REGENTS PARK ROAD,
FINCHLEY CENTRAL, LONDON N3 2JY**



All Transactions are Subject to Contract

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



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 offers shopping amenities for staff including Tesco, Sainsbury, Waitrose and Costa.

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.

ACCOMMODATION

Supreme House is a detached office building on this prestigious secluded office park, arranged on ground and three upper floors.

The entire second floor has undergone comprehensive refurbishment to provide open plan offices together with a meeting room affording an **approximate floor area of 2,120 sq ft** which is approached from a new refurbished ground floor reception, staircase and and 8 person passenger lift.

AMENITIES

- * Video entryphone and access system
- * 8 person passenger lift
- * Floor boxes providing data cables.
- * LEDs providing programmable lighting
- * VRV Floor mounted AC providing heating and cooling
- * Double-glazed tinted windows
- * Kitchenette including dishwasher, fridge freezer and quooker hot tap.
- * Newly refurbished demised male and female toilets
- * Excellent natural light
- * Parking for 4 vehicles
- * EV chargers
- * Cycle racks provided on site

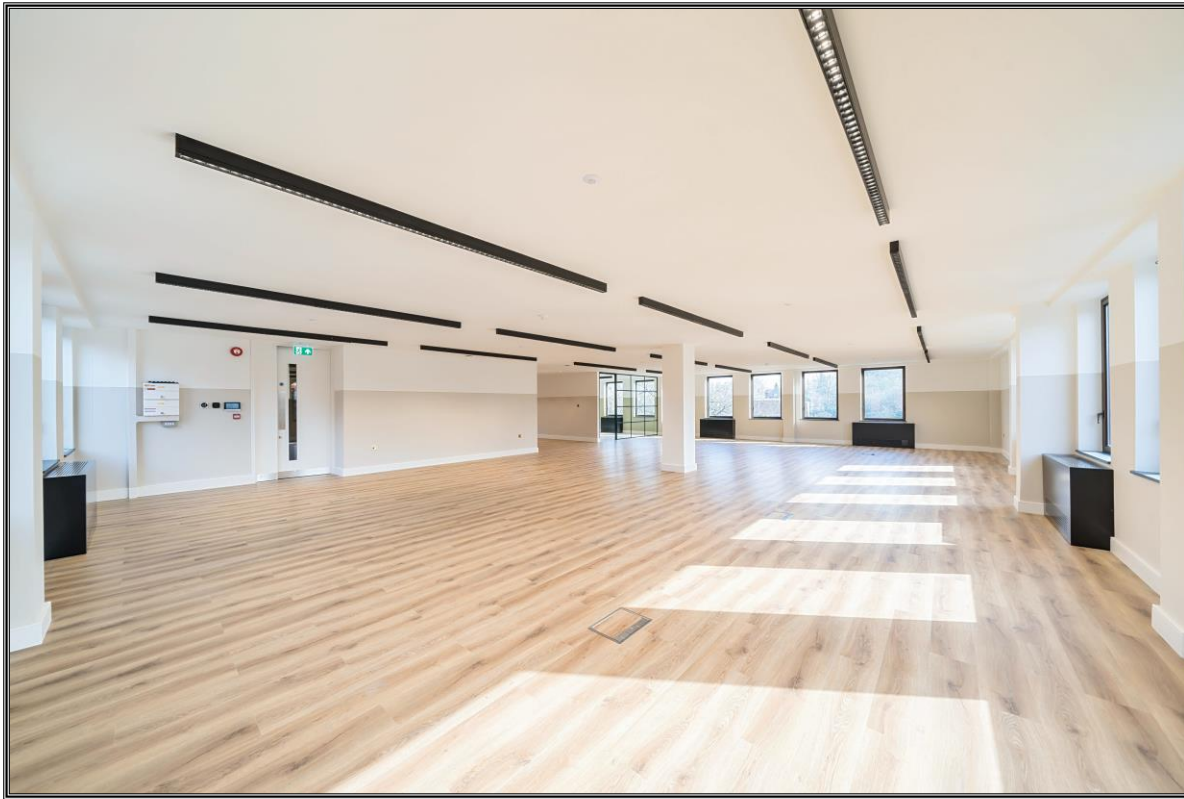
LEASE	A new effective full repairing and insuring lease to be granted for a term by arrangement.
RENT	£35.00 per sq ft per annum exclusive plus VAT.
RATES	To be assessed, estimated to be circa £9.10 per sq ft.
SERVICE CHARGE	For year ending December 2024, £7.70 per sq ft approx. plus VAT, which includes both building & estate charges.
EPC	B.
LEGAL COSTS	Each party to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through joint sole agents as above.

Michael Berman & Co

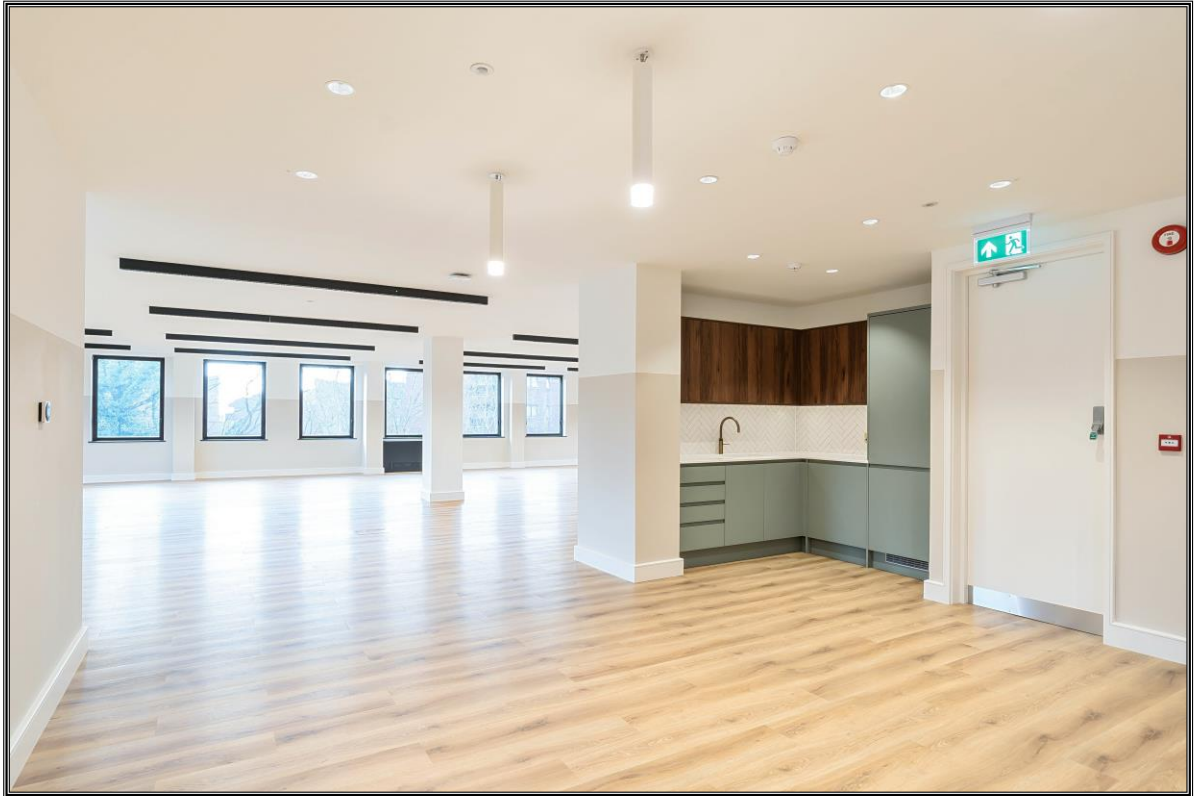
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