



MARLBOROUGH HOUSE

298 Regents Park Road, Finchley Central, London, N3 2SZ

Selection of newly refurbished offices with parking to let. Located within a short walk of Finchley Central Station.

2,120 TO 5,145 SQ FT

FOREST
REAL ESTATE

0203 355 1555
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www.forestrealestate.co.uk

Summary

Available Size	2,120 to 5,145 sq ft
Rent	£29.50 per sq ft
Service Charge	£7.50 per sq ft
Estate Charge	N/A
EPC Rating	B (50)

Key Features

- Video entryphone and access system
- Spacious ground floor reception
- 2 x 8 person passenger lifts
- Raised access flooring
- Acoustic tiled ceiling with LED lighting
- Air conditioning
- Parking for 13 vehicles
- Electric car charging points
- Cycle racks

Description

Comprises a detached office building arranged on ground and four upper floors.

The entire third floor has been comprehensively refurbished to provide open plan offices around a central core giving flexibility to divide into two self contained suites of circa 2,000 and 3,000 sqft and is approached from a spacious ground floor reception serviced by 2 x 8 person passenger lifts.

For further information please visit www.regentsofficepark.co.uk

Location

Marlborough House is one of four office buildings forming the Regent Office Park, a well-located campus style development.

Finchley Central Underground Station (Northern Line) and shopping centre are within a few minutes' walk. 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.

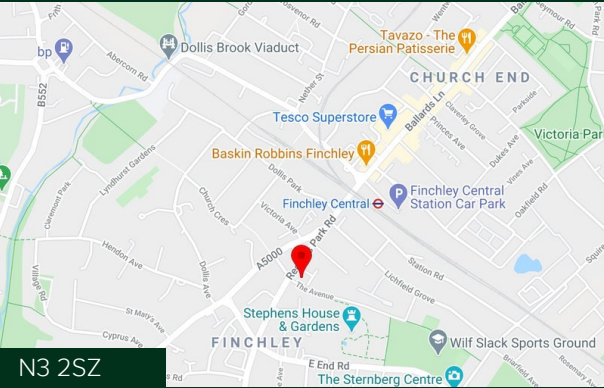
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent	Rates Payable	Service Charge	Availability
Unit - Suite A	2,120	196.95	£62,540 per annum	£19,080 /annum	£15,900 /annum	Available
Unit - Suite B	3,025	281.03	£89,237.50 per annum	£27,225 /annum	£22,687.50 /annum	Available
Unit - Whole	5,145	477.99	£151,777.50 per annum	£46,305 /annum	£38,587.50 /annum	Available

Video

- Video Tour - <https://my.matterport.com/show/?m=UJtaFqGQ82S>



Viewing & Further Information

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