

COMMERCIAL ESTATE AGENTS & VALUERS

SELF CONTAINED LOCATED OFFICES

2,090 SQ FT

TO BE LET

**22-23 ARCADIA AVENUE, FINCHLEY CENTRAL,
LONDON N3 2JU**



LOCATION

The building is situated in an established office location close to the junction with Regents Park Road and Finchley Central Underground Station (Northern Line) is within easy reach. Excellent road communications are afforded with the North Circular Road (A406) within 1 mile, M1 motorway within 2 miles and M25 within 6 miles.

All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB
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ACCOMMODATION Comprises the entire first and second floor offices, providing a mixture of private offices and open plan areas affording the following approximate floor areas:

GROUND FLOOR: 218 SQ FT
FIRST FLOOR: 838 SQ FT
SECOND FLOOR: 1,034 SQ FT
TOTAL: 2,090 SQ FT

- AMENITIES**
- * Entryphone
 - * Double-glazing
 - * Suspended ceiling to 1st floor
 - * Cat 2 / LED lighting
 - * Carpeted
 - * Gas fired central heating
 - * Kitchenette
 - * Male & female wcs
 - * Window blinds
 - * 3 car parkings

LEASE A new effective full repairing and insuring lease to be granted upon flexible terms. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT £44,500 per annum exclusive.

RATES To be reassessed.

SERVICE CHARGE TBC

EPC D.

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through sole agents as above.







Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (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;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) rents quoted in these particulars may be subject to VAT in addition;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
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