



Brand newly refurbished offices in Finchley Central with car parking ready for immediate occupation

## 2ND FLOOR SUPREME HOUSE

300 Regents Park Road, Finchley Central, N3 2JX

Office

# TO LET

**2,120 sq ft**  
(196.95 sq m)

- New Daikin VRV air-cooling and heating systems throughout and programable LED strip lighting
- Fully fitted Kitchenette with fridge-freezer, dishwasher and Quooker Hot Tap
- Up to 6 parking spaces (EV Chargers available onsite)
- Partitioned Boardroom / Director's office and data floor boxes throughout with temporary 100mbps broadband if required
- 8 Person passenger lift and Video entry system

# 2nd Floor Supreme House, 300 Regents Park Road, Finchley Central, N3 2JX

## Summary

<b>Available Size</b>	2,120 sq ft
<b>Rent</b>	£35.00 per sq ft
<b>Rates Payable</b>	£9.10 per sq ft Estimated.
<b>Service Charge</b>	£7.70 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

Second floor unit in Supreme House refurbished to a Grade A standard with air-cooling and heating, LED strip lighting, a fully fitted kitchenette and brand new WCs. The unit is offered with on site car parking. The Landlord can provide a temporary 100mbps broadband connection if required whilst a contract for a dedicated service is arranged.

Available as a single unit of 2120 or there is potential to split the unit into two smaller units.

## Location

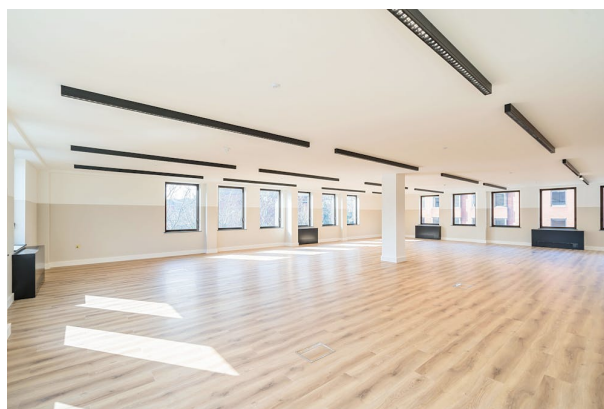
Supreme House is one of four office buildings forming Regents Office Park, a well-located office campus near Finchley Central Underground Station (Northern Line) which is within a few minutes walk and provides quick access into Central London (Kings Cross 18 minutes, Euston 16 minutes), and is well served by bus routes (No's 13, 125, 143, 326, 460, 683 and N20).

Finchley Central offers shopping amenities for staff to include Tesco, Sainsbury, Waitrose and Costa all in very close proximity. 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	Availability
2nd	2,120	196.95	Available
<b>Total</b>	<b>2,120</b>	<b>196.95</b>	



## Viewing & Further Information



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