

Part 1st Floor,  
Elscot House,  
Arcadia Ave,  
Finchley,  
N3 2JU

MARTYN GERRARD

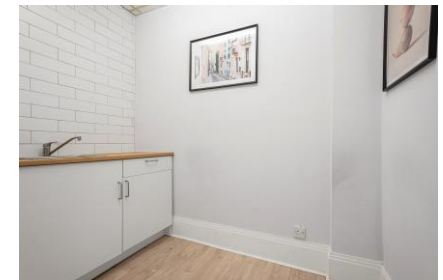
COMMERCIAL



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Grant of a  
New Lease

E- Commercial  
Business &  
Service

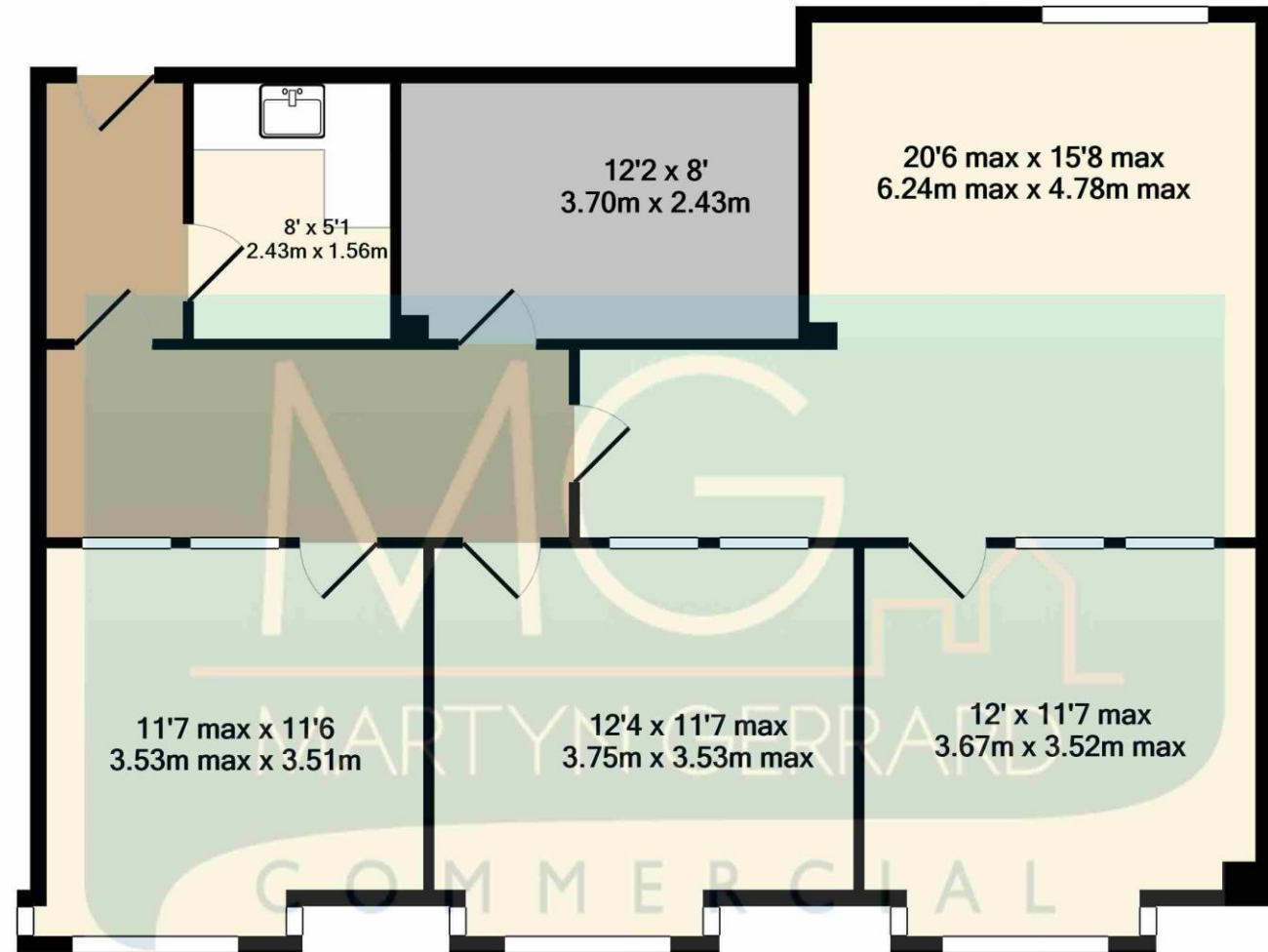
Office Premises

1<sup>st</sup> Floor

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Total 1<sup>st</sup>  
Floor Area

88.1 M<sup>2</sup>  
(946 ft<sup>2</sup>) approx.



TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation



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1<sup>st</sup> Floor

Rent **£19,999** pa



## DESCRIPTION

A modern, first-floor office suite arranged as four spacious rooms, a storeroom and a kitchenette. The office benefits from ample natural light, air-conditioning, perimeter trunking and three allocated parking spaces.

Building Features:

Lift access

Video entry phone system

Shared male, female and disabled WCs

Tenure:

Grant of a new lease

Service Charge:

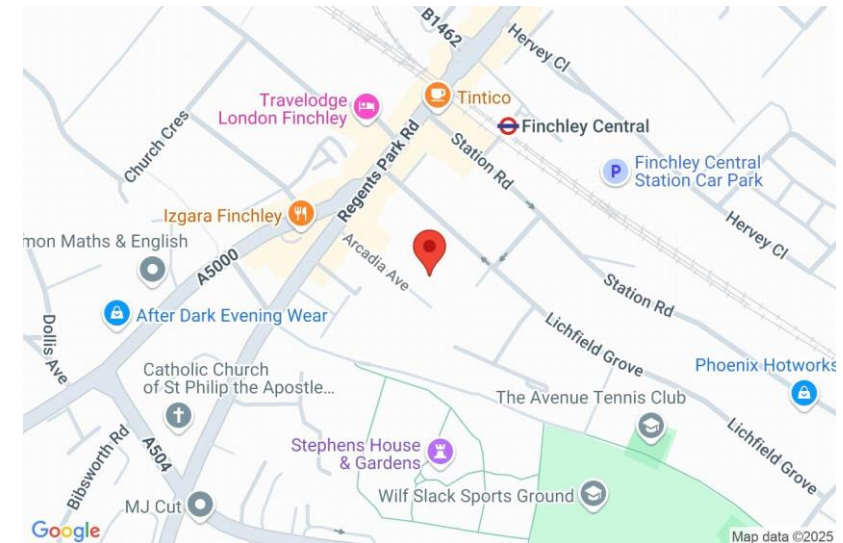
£2,600 per quarter until September 2026

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local authority to confirm applicable rates and whether small business rate relief may apply.

## LOCATION

Situated in the heart of Finchley Central, the property is just a short walk from Finchley Central Underground Station (Northern Line) and is well-served by multiple bus routes.



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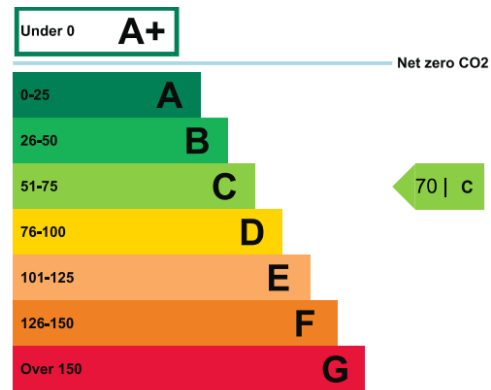
## METHOD OF SALE

Both parties responsible for their own legal costs.

## VIEWINGS

Viewings are strictly by appointment. Please contact Martyn Gerrard Commercial Department to make an appointment.

## EPC



## IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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## FURTHER INFORMATION

Further technical information relating to the property is available at:  
[www.martyngerrard.co.uk](http://www.martyngerrard.co.uk)

## CONTACT

For further information please contact:

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