

GADD HOUSE

2,669
Sq.ft.

**+8 car parking
spaces**

GADD HOUSE, ARCADIA AVENUE, FINCHLEY CENTRAL N3 2JU



**TO
LET**

MODERN CONTEMPORARY STYLE OFFICES WITH EXCELLENT ON SITE PARKING

01












ACCOMMODATION

Comprises a self-contained office suite on the entire second floor, which has comprehensively been refurbished to a high standard in a modern contemporary style with exposed ceiling, air conditioning, feature LED lighting and open plan kitchen and break out area

02



AMENITIES

-  ENTRYPHONE
-  MANNED ESTATE SECURITY
-  SPACIOUS ENTRANCE HALL
-  24 HOUR ACCESS
-  8-PERSON PASSENGER LIFT
-  NEW HVAC AIR CONDITIONING
-  LED FEATURE LIGHTING
-  RAISED FLOORING
-  QUOOKER HOT WATER TAP
-  FITTED KITCHEN, INCORPORATING, FRIDGE AND DISHWASHER
- WC MALE AND FEMALE WCS
-  PARKING FOR 8 VEHICLES

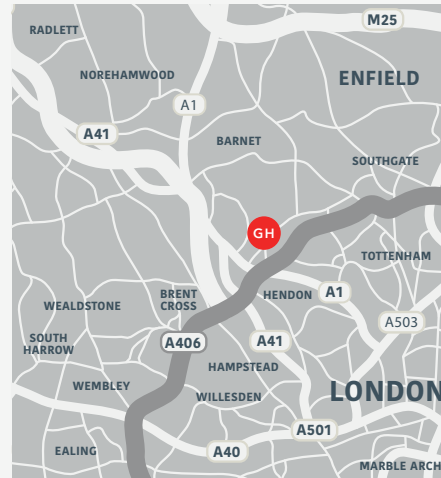
The offices are arranged in an open plan layout with the exception of three fully glazed offices and zoom room, and affords an approximate floor area of 2,669 SQ.FT.



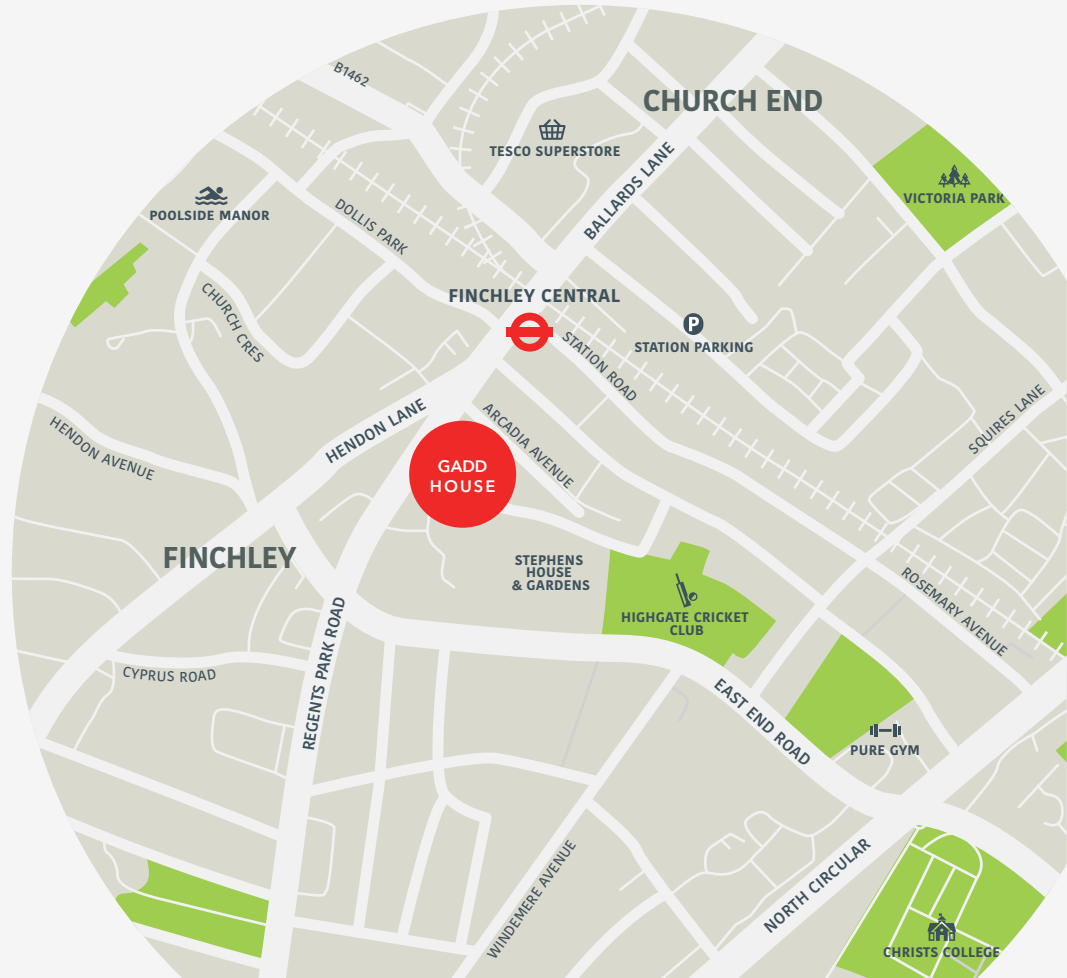
03



LOCATION



The property is situated just off Regents Park Road. Finchley Central Underground Station (Northern Line) is within a few minutes walk. Excellent communications are provided to the major motorway road network with the North Circular Road (A406) within one mile, the M1 within two miles and both the M25 Motorway and central London (Marble Arch) within six miles.



04

LEASE: A new effective full repairing and insuring lease for a term by arrangement subject to upward only rent reviews at 5 yearly intervals

RENT: £93,415 per annum exclusive plus VAT.

SERVICE CHARGE: For the year end March 2026, £37,359 per annum plus VAT.

RATES: Obtained from the www.voa.gov.uk website the rateable value is £42,500 and the rates payable for 2025 / 2026 is £21,207 per annum. Interested parties should confirm annual rates payable with the local Rating Authority.

EPC: C

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



VIEWING

Strictly by appointment through sole agents:

MB&CO
MICHAEL BERMAN

Tel: 020 8346 5100
michaelberman.co.uk

David Raphael

david.raaphael@michaelberman.co.uk
Tel: 07770 315 194 / 020 3897 1824

Martin Berg

martin.berg@michaelberman.co.uk
Tel: 07770 815 566 / 020 3897 1823