

COMMERCIAL ESTATE AGENTS & VALUERS

AIR-CONDITIONED OFFICE SUITE

1,270 SQ FT APPROX

LET

**CARRADINE HOUSE, 237 REGENTS PARK ROAD,
FINCHLEY CENTRAL, LONDON N3 3LF**



LOCATION

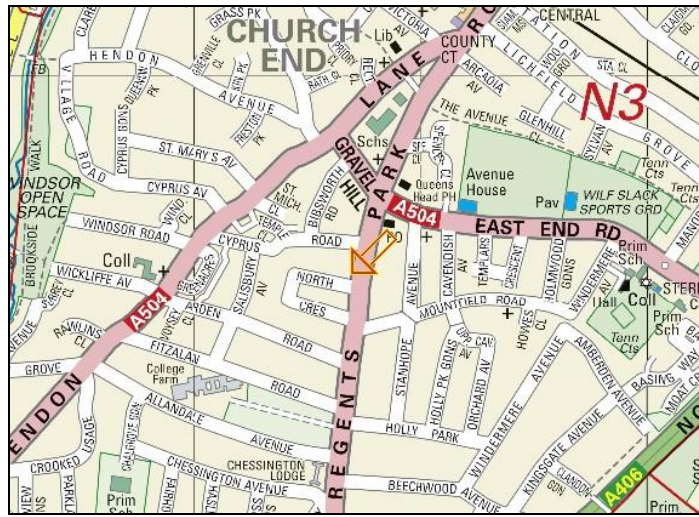
The property is situated on the west side of the thoroughfare, midway between Henley's Corner (Junction with North Circular Road) and Finchley Central Underground Station (Northern Line). Excellent road communications are provided to the West End and City as well as the A1, M1 and M25 Motorways.

All Transactions are Subject to Contract

1 BEDFORD ROAD
EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Carradine House is a period style office building. The available accommodation comprises a self-contained office suite on part second floor, divided into 4 office areas, affording the following approximate

FLOOR AREA: 1,270 SQ FT:

AMENITIES

- * Entry phone
- * Passenger lift
- * Air-conditioning
- * Carpeted
- * Perimeter trunking
- * Double-glazing
- * Own kitchenette
- * Own toilet
- * 2 car parking spaces

LEASE

A new effective full repairing and insuring lease to be granted for a term up to 5 years. The parties are to contract out of the Landlord & Tenant Act 1954 (Sections 24-28 inclusive).

RENT

£28,000 per annum exclusive plus VAT.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £19,500 and the rates payable for 2025/26 is £9,730 per annum. Interested parties should confirm annual rates payable with the local Rating Authority.

SERVICE CHARGE

We are advised by our client that this years' service charge, which includes **all electricity, heating and building insurance**, is £12,900 per annum approx plus VAT.

EPC

Awaiting.

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) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (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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