

REGENTS OFFICE PARK

www.regentsofficepark.co.uk



SUPREME HOUSE

FULLY REFURBISHED AIR CONDITIONED OFFICES

1,797 SQ.FT. TO 2,120 SQ.FT.

TO BE LET

300 REGENTS PARK ROAD, FINCHLEY CENTRAL, LONDON N3 2JY

SUPREME HOUSE

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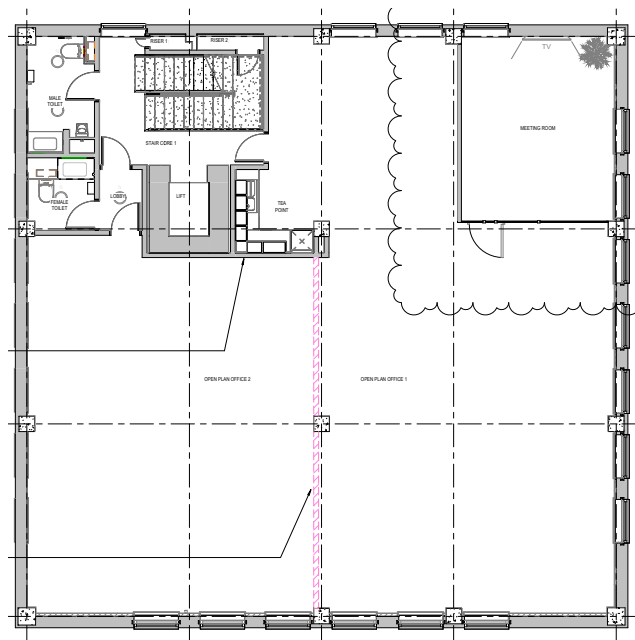
LOCATION

Supreme House is one of four office buildings forming the Regents Office Park, a well-located campus style development. Finchley Central Underground Station (Northern Line) is within a few minutes walk and provides speedy 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 Shopping Centre nearby including Tesco, Sainsbury, Waitrose and Costa provides many amenities for staff. 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.

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FLOOR AREA:
2,120 SQ.FT.

OPEN PLAN OFFICE



INDICATIVE FLOOR LAYOUT

ACCOMMODATION

Comprises a detached office building to the rear of the development, arranged on ground and three upper floors.

The entire second floor has been comprehensively refurbished to provide open plan offices together with a meeting room affording an approximate floor area of 2,120 sq ft which is approached from an upgraded ground floor reception, serviced by an 8 person passenger lift.

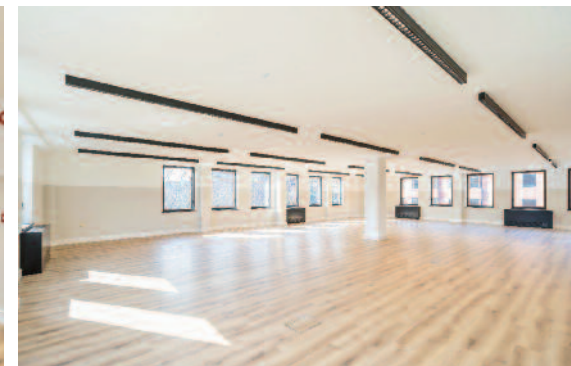
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AMENITIES

- Video entryphone and access system
- 8 person passenger lift
- Laminate wooden flooring
- LEDs providing programmable lighting via Bluetooth controls
- Floor boxes with data cables
- Double glazed tinted windows
- 8 person meeting room ready for screen installation
- Kitchenette including dishwasher, fridge freezer and a Quooker hot tap providing filtered, cold, hot and boiling water.
- Break out area lighting provided next to kitchenette
- Exclusive use of male & female toilets
- Excellent natural light
- Parking for 4 vehicles
- EV charging points available on site
- Cycle racks



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LEASE

A new effective full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at five yearly intervals.

RENT

£73,500 per annum exclusive plus VAT.

SERVICE CHARGE

£16,300 per annum approx. plus VAT which includes both building and estate charges. The electricity is recharged to tenants based on exact consumption.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £28,000 to £32,750 and the rates payable for 2023/2024 are £13,972 to £16,342 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC

B.

LEGAL COSTS

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

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3D TOUR

[Click here to view our 3D tour](#)

VIEWING

Strictly by appointment through joint sole agents:



Martin Berg

martin.berg@michaelberman.co.uk

Tel: 020 3897 1823

David Raphael

david.raaphael@michaelberman.co.uk

Tel: 020 3897 1824



Peter Wilson,

peter@dutchanddutch.com

Tel: 020 7433 9862

David Matthews

david@dutchanddutch.com

Tel: 020 7443 9866

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