

REGENTS OFFICE PARK

www.regentsofficepark.co.uk



SUPREME HOUSE

FULLY REFURBISHED AIR CONDITIONED OFFICES

2,120 SQ.FT.

TO BE LET

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

SUPREME HOUSE

www.regentsofficepark.co.uk



LOCATION

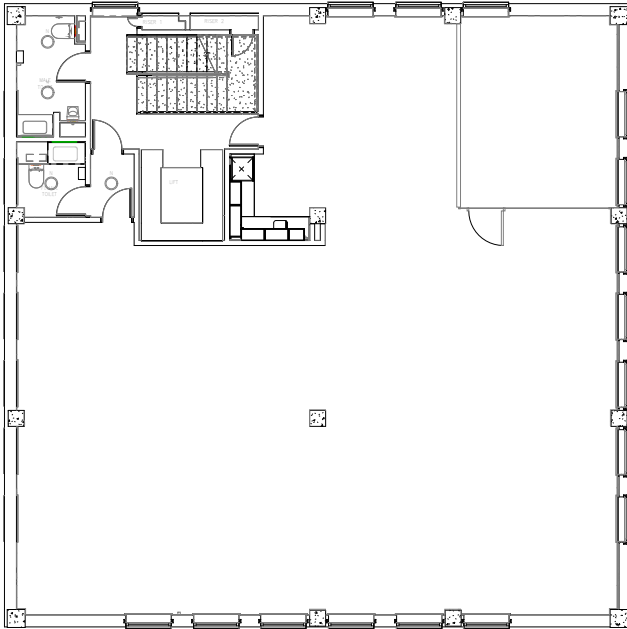
Supreme House is one of four office buildings forming the Regents Office Park, a well-located campus style development. Finchley Central Underground Station (Northern Line) is within a few minutes walk and provides speedy access into Central London (Kings Cross 18 minutes, Euston 16 minutes), and is 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.

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

SUPREME HOUSE

www.regentsofficepark.co.uk

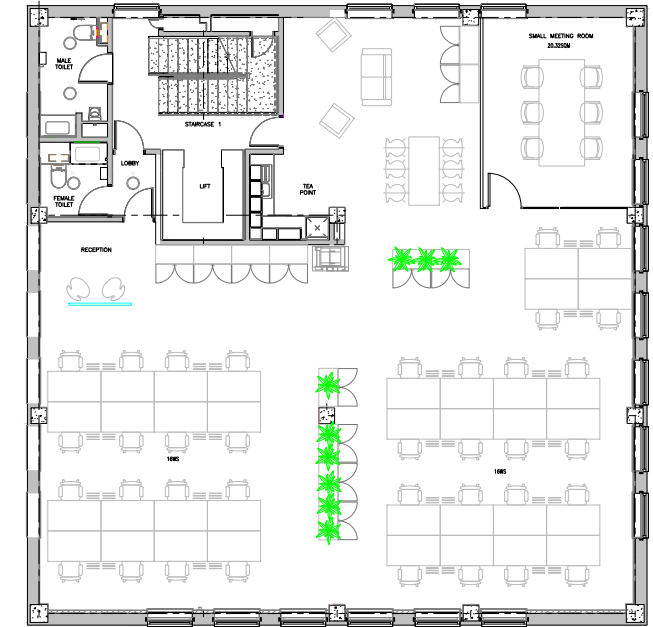
FLOOR AREA:
2,120 SQ.FT.



EXISTING LAYOUT



INDICATIVE LOW DENSITY LAYOUT



INDICATIVE HIGH DENSITY 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 in a contemporary style 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. There is potential to split into two smaller suites of 1,270 sq ft and 850 sq ft.

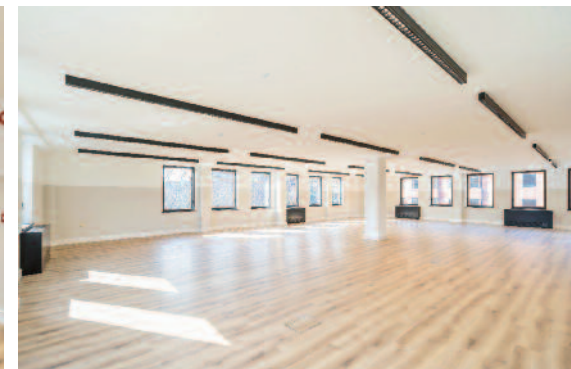
300 REGENTS PARK ROAD, FINCHLEY CENTRAL, LONDON N3 2JY

SUPREME HOUSE

www.regentsofficepark.co.uk

AMENITIES

- Video entryphone and access system
- 8 person passenger lift
- Laminate wooden flooring
- LEDs providing programmable lighting via Bluetooth controls
- Raised flooring incorporating floor boxes with data and power cabling
- 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



SUPREME HOUSE

www.regentsofficepark.co.uk



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 £37,250 and the rates payable for 2024/2025 are £18,587 per annum approx. 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.

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

SUPREME HOUSE

www.regentsofficepark.co.uk



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

Michael Berman & Co and Dutch & Dutch 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 or Dutch & Dutch 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 or Dutch & Dutch 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 Dutch & Dutch will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.