



Undergoing comprehensive Grade A refurbishment, available Q3 2024.

Stunning offices with parking

## MARLBOROUGH HOUSE

298 Regents Park Road, Finchley Central,  
N3 2SZ

Office

# TO LET

**5,195 sq ft**

(482.63 sq m)

- New Daikin VRV air-cooling and heating systems throughout and programmable LED strip lighting
- Fully fitted Kitchenette with fridge-freezer, dishwasher and Quooker Hot Tap
- Up to 12 parking spaces (EV Chargers available onsite)
- Partitioned Boardroom / Director's office and data floor boxes throughout
- 8 Person passenger lift and Video entry system
- Newly refurbished demised communal



# Marlborough House, 298 Regents Park Road, Finchley Central, N3 2SZ

## Summary

Available Size	5,195 sq ft
Rent	£181,825.00 per annum
Rates Payable	£49,140 per annum
Rateable Value	£90,000
Service Charge	£45,583 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	5,195	482.63	Available
<b>Total</b>	<b>5,195</b>	<b>482.63</b>	

## Description

Marlborough House is a detached office building on this prestigious office park in the Heart of Finchley Central, the building is arranged on ground and three upper floors with a range of tenants.

The entire first floor is undergoing a comprehensive refurbishment throughout to provide open plan offices and a meeting room with an approximate floor area of 5,195 sq ft.

N.b Indicative photos of the office post refurbishment

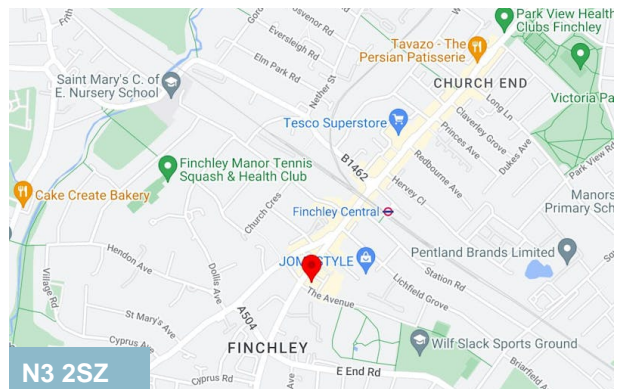
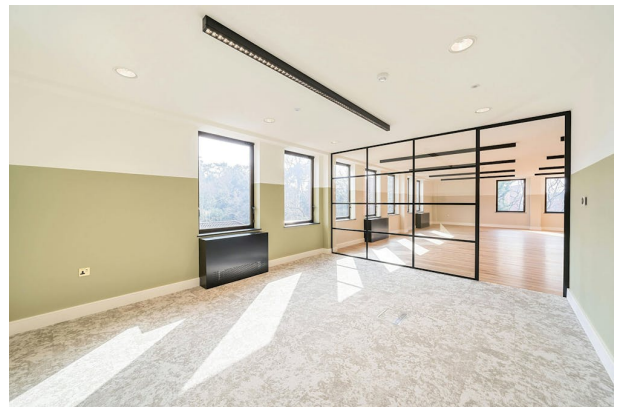
## Location

Marlborough 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 offers shopping amenities for staff including Tesco, Sainsbury, Waitrose and Costa. 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.

## Viewings

Via arrangement with the Joint Agents Dutch & Dutch and Michael Berman & Co.



## Viewing & Further Information



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