

TO LET

2,842 Sq Ft (264.02 Sq M)

- › Gated off street parking
- › Flexible lease terms possible
- › WC's and showers
- › Air conditioning
- › Ground Floor Meeting Rooms



Suite 2 Second Floor

Winston House, 2 Dollis Park, London, N3 1HF



LOCATION

- Winston House sits in a prominent position fronting Regents Park Road and accessed from Dollis Park.
- The location affords excellent transport connections with Finchley Road Station (Northern Line) within a one-minute walk
- Close to road links that include The North Circular Road (A406) and Junction 1 of the M1 Motorway.

 what3words

[///stores.lately.club](https://www.what3words.com/stores.lately.club)

 Google Maps

[Click here](#)



DESCRIPTION

- A selection of offices to let within a managed office complex, totalling 40,000 sqft opposite Finchley Central Underground Station, close to shops including Sainsbury's Local.
- The accommodation is split over a variety of floors offering well finished and flexible office accommodation. A separate service charge is applicable to cover insurance, cleaning, reception services etc
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TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £85,260 pa exclusive. There is no VAT payable on rent

ACCOMMODATION

Second Floor	264.02 SQ M	2,842 SQ FT
Total	264.02 SQ M	2,842 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D- 85

Business Rates: The rateable value is £40,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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