

TO LET

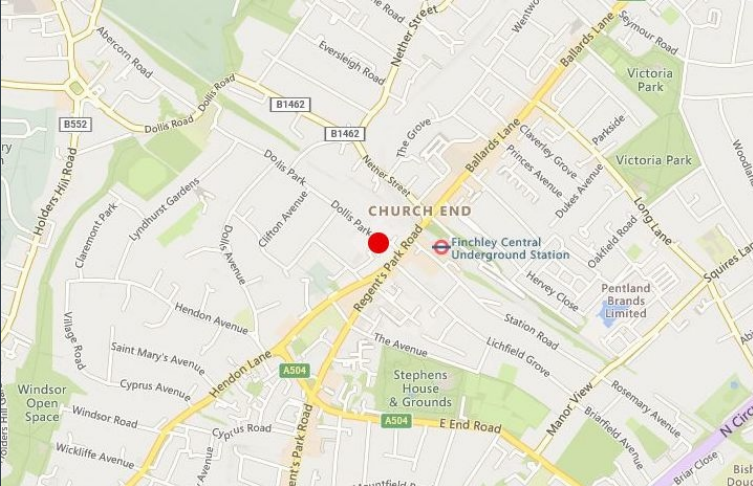
2,842 Sq Ft (264.02 Sq M)

- › 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 Regent's 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

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
-

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
--------------	-------------	-------------

*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

CONTACT:

➤ **MATTHEW BOWEN**
07442 820 386 matthew.bowen@kirkbydiamond.co.uk

➤ **HUGO HARDING**
07425 243 317 hugo.harding@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP