

TO LET

£35,000 PER ANNUM



# Berkeley House, 304 Regents Park Road, N3 2SZ

Fourth floor air-conditioned office of approx. 1021 ft<sup>2</sup> (95 m<sup>2</sup>).

Berkeley House is one of four office buildings forming part of the Regent Office Park which is approximately 0.2 miles from Finchley Central Tube Station (Northern Line) which provides quick access into Central London (Kings Cross 18 minutes, Euston 16 minutes).

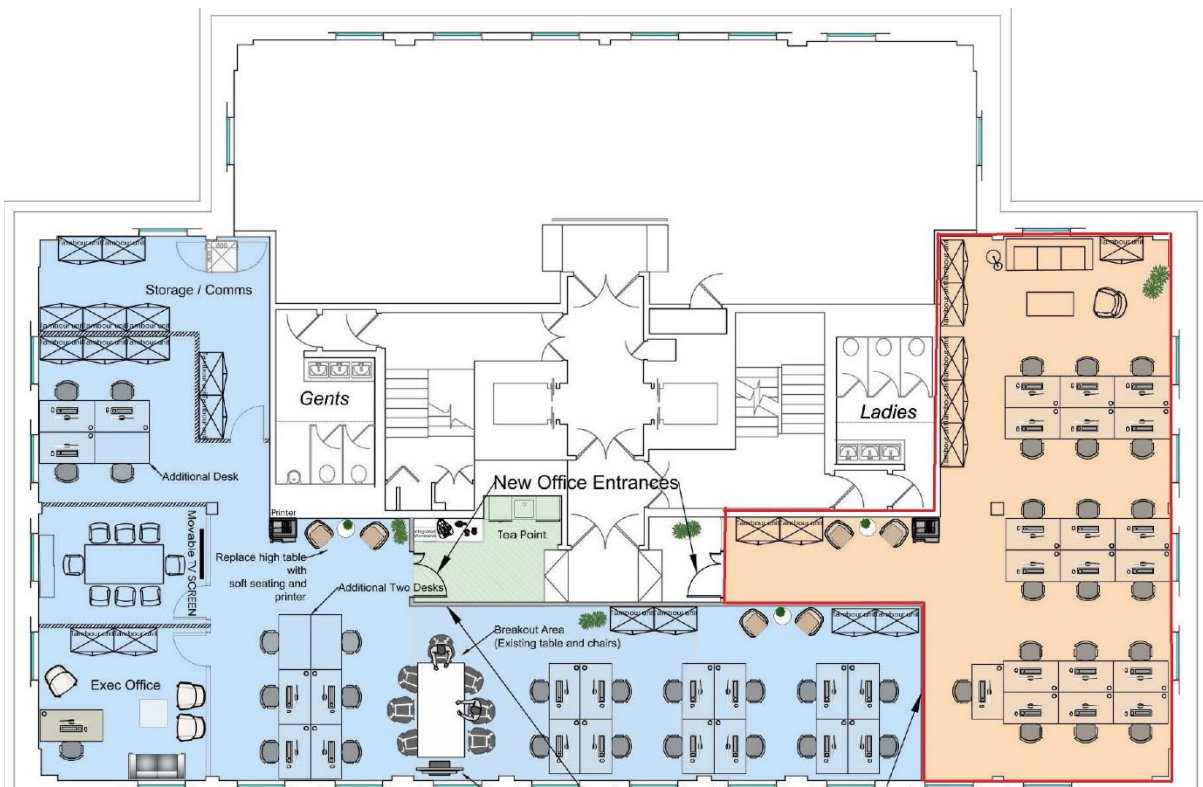
Finchley Central offers multiple shopping amenities including Tesco, Sainsbury, Waitrose and Costa all in very close proximity.

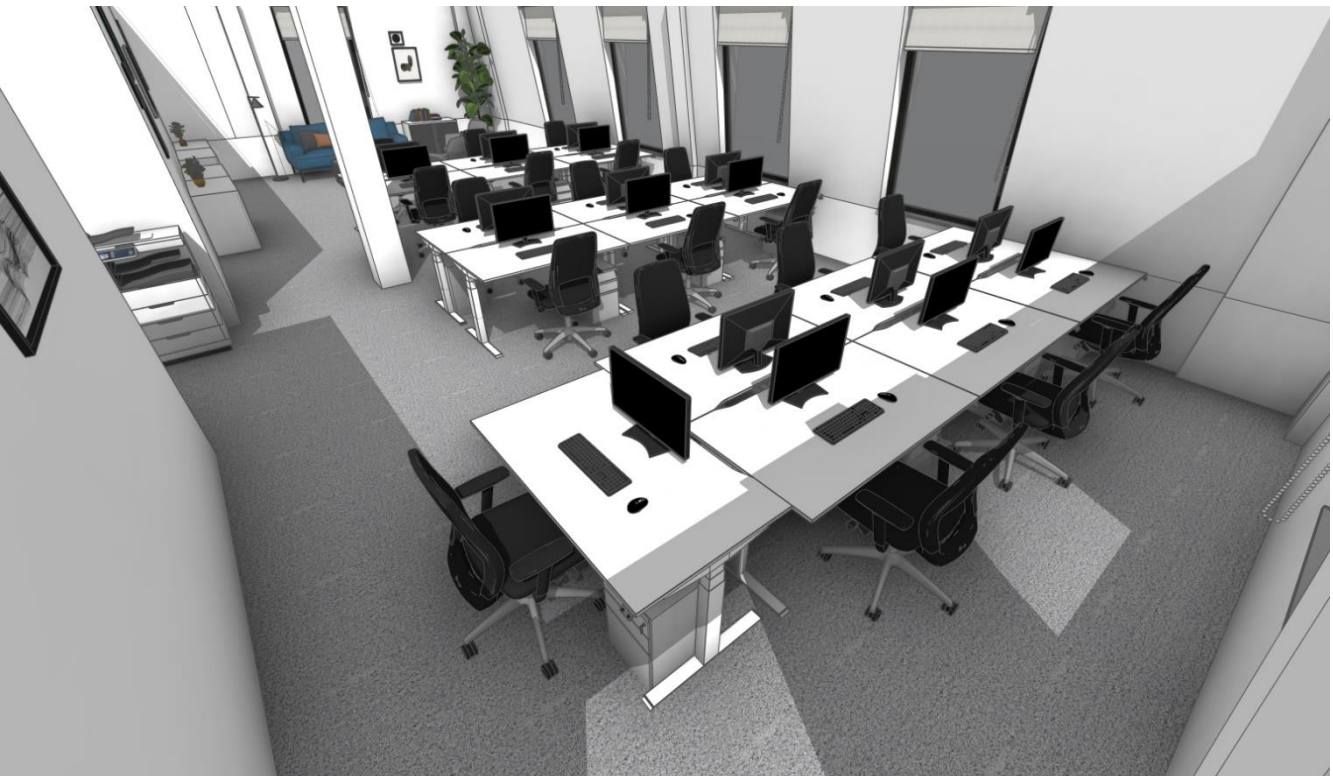
Excellent road connections are provided via the North Circular Road (A406) within 0.8 mile and the M1 and M25 are also within close proximity.

Features include:

- Available via sub lease until 21st July 2028
  - Concierge
  - Lift
- Air conditioning
- Shared kitchen
- 1 parking space
- Service charge approx. £2,986.20 per quarter
- Business rates applicable, current rateable value tbc.

Viewing highly recommended and by appointment only. A copy of the current lease and service charge budget can be provided upon request. Please contact Jeremy Leaf & Co. for more information.





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