

**TO LET— FOURTH FLOOR AIR-CONDITIONED OFFICES OF  
APPROX 4100 ft<sup>2</sup> (381 m<sup>2</sup>)**

**£111,402 PER ANNUM FRI**

**MARLBOROUGH HOUSE, 298 REGENTS PARK ROAD,  
FINCHLEY, LONDON, N3 2UA**

**(a few hundred metres from Finchley Central tube and shops)**



**Marlborough House is one of four office buildings forming part of the Regent Office Park which is approximately 0.2 miles from Finchley Centrals Northern Line tube station as well as its multiple shopping and transport facilities.**

**Excellent road connections are available at the North Circular Road (A406) within 0.8 mile whereas the M1 and M25 are also within close proximity.**

**Features include:**

- **Video entry phone and access system**
  - **Lift**
  - **Air conditioning**
  - **Kitchen**
- **14 allocated parking spaces**



**The Property  
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**We are advised:-**

- this letting would represent an assignment of the present FRI lease from 29/09/15 to 28/09/25.
  - current rent: £80,294 pa
  - current rateable value: £78,000
  - current rates payable: £39,936 pa
  - 2023 service charge: £32,581.96 pa

**Alienation:-** Assignment of the whole premises is permitted with written consent from Landlord (not to be unreasonably withheld) subject to various conditions (no outstanding rent, assignee to be of sufficient financial standing, AGA).

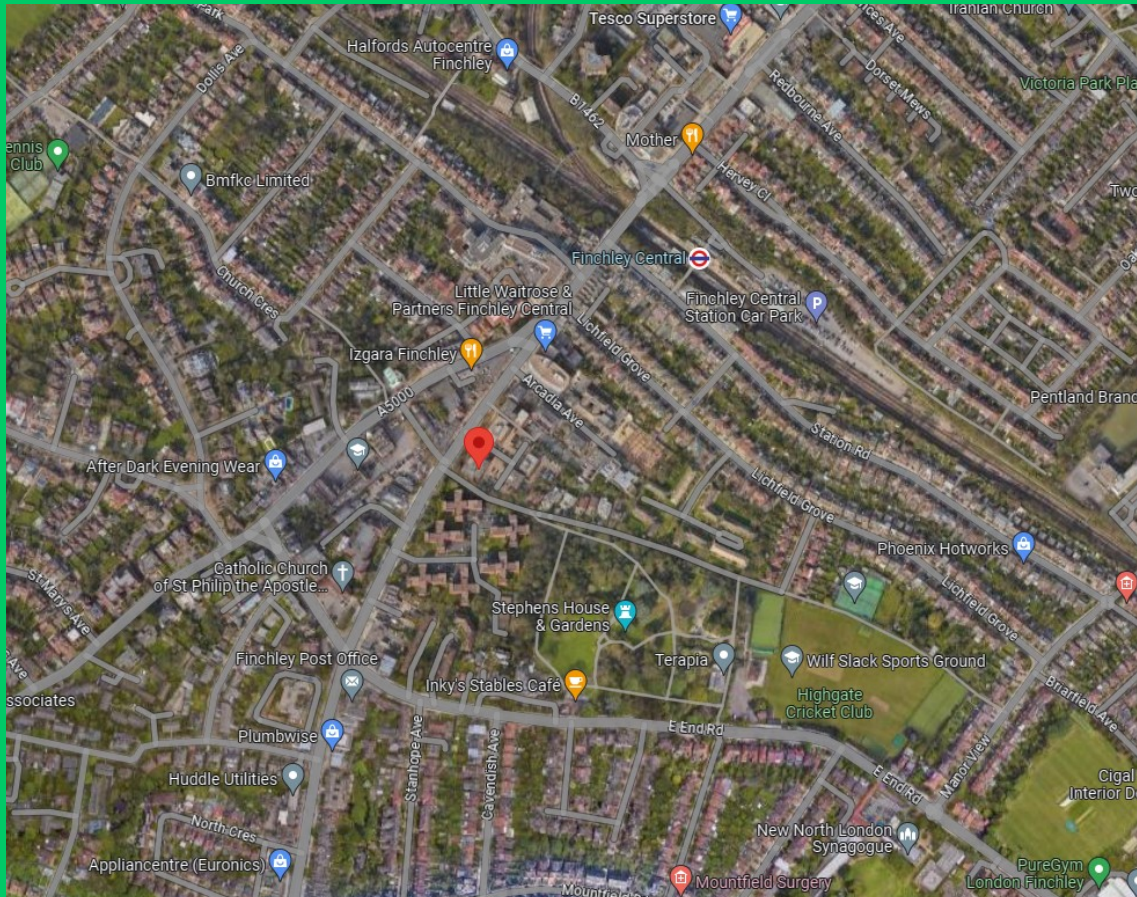
**For further information and viewing arrangements, contact landlords' agent Jeremy Leaf & Co.**



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## Consumer Protection from Unfair Trading Regulations 2008

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Under the terms of the Anti Money Laundering Act 2007, intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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