

WINSTON HOUSE

2 DOLLIS PARK, FINCHLEY CENTRAL, N3 1HF

FOREST
REAL ESTATE

TO LET

4,450 SQ FT

Modern office located within a few minutes walk of Finchley Central Station.

Key Features

- 8 parking spaces
- On-site concierge
- Two passenger lifts
- A/C
- Private fully fitted kitchen and break out area
- Dual aspect natural light
- Within a few minutes walk from Finchley Central Station (Northern Line)
- M/F W/Cs

Winston House, 2 Dollis Park
Finchley Central, N3 1HF





Description

This third-floor office space boasts a modern, predominantly open-plan layout, presenting a sleek and updated interior. The office is designed with glass-partitioned office/meeting rooms, fully fitted kitchen and private M/F WC's.

Carpeted through-out, this office also benefits from dual aspect natural lighting as well as 8 designated parking spaces in a private secure car park.

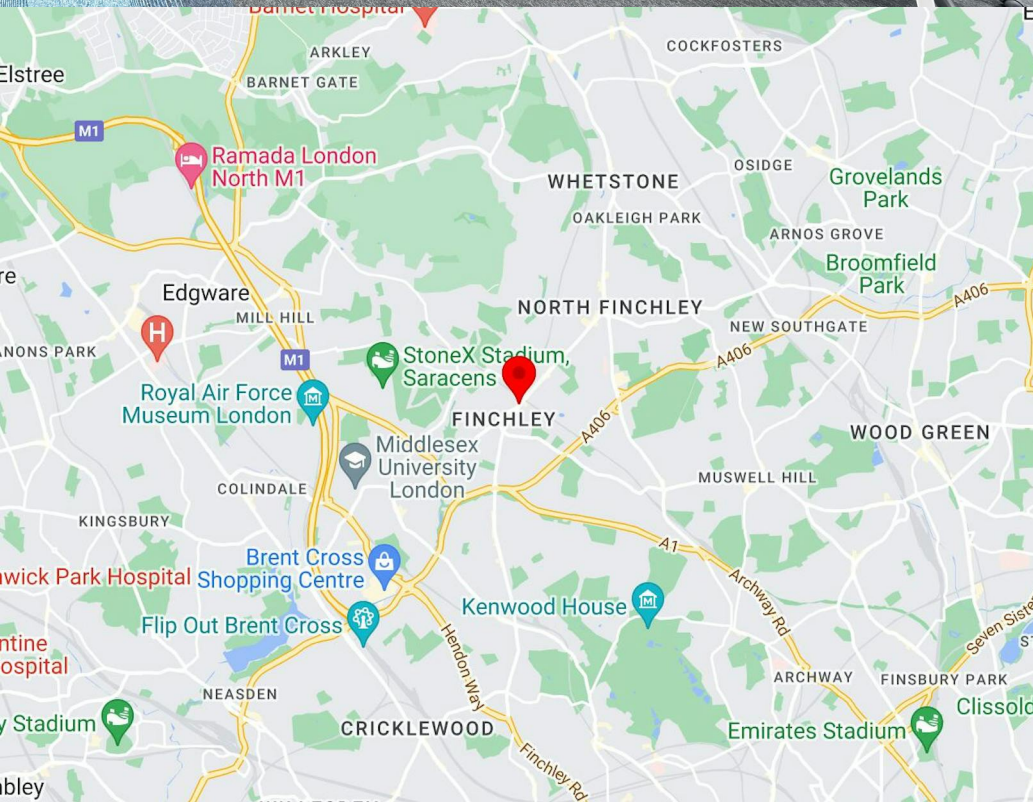
There is also a concierge at the front desk to welcome all staff and clients who visit, with two passenger lifts located conveniently next to the main entrance.

Location

The office is located in an excellent position, only a few minutes walk away from Finchley Central Station providing great access into central London via the Northern Line.

Henlys Corner is also only a 5 minute drive away which provides great access to the A406, A1 and Finchley Road making it a convenient spot to all commuters travelling by car.

Locally there are numerous independent retailers, cafes and restaurants, as well as national retailers that include Sainsburys, Tesco Superstore, Little Waitrose, and Greggs.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,450	413.42	Available
Total	4,450	413.42	
Lease	New Lease		
Rent	£133,500 per annum exclusive.		
Rates	£9 per sq ft		
Service Charge	£7.25 per sq ft approximately.		
VAT	Applicable		
EPC	On application		

Contact

Casey Okin

020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

Zach Forest

020 3370 4470 | 07890 209 397
zach@forestrealestate.co.uk

North West London Office

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office

1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office

55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

Winston House, 2 Dollis Park
Finchley Central, N3 1HF

F O R E S T
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/09/2024