



OFFICE TO LET / FOR SALE | 7,930 SQ FT

23-35 HENDON LANE, FINCHLEY CENTRAL, LONDON, N3 1RT



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MODERN FREEHOLD OFFICES WITH GROUND FLOOR OFFICES TENANTED & FIRST FLOOR VACANT OFFICES

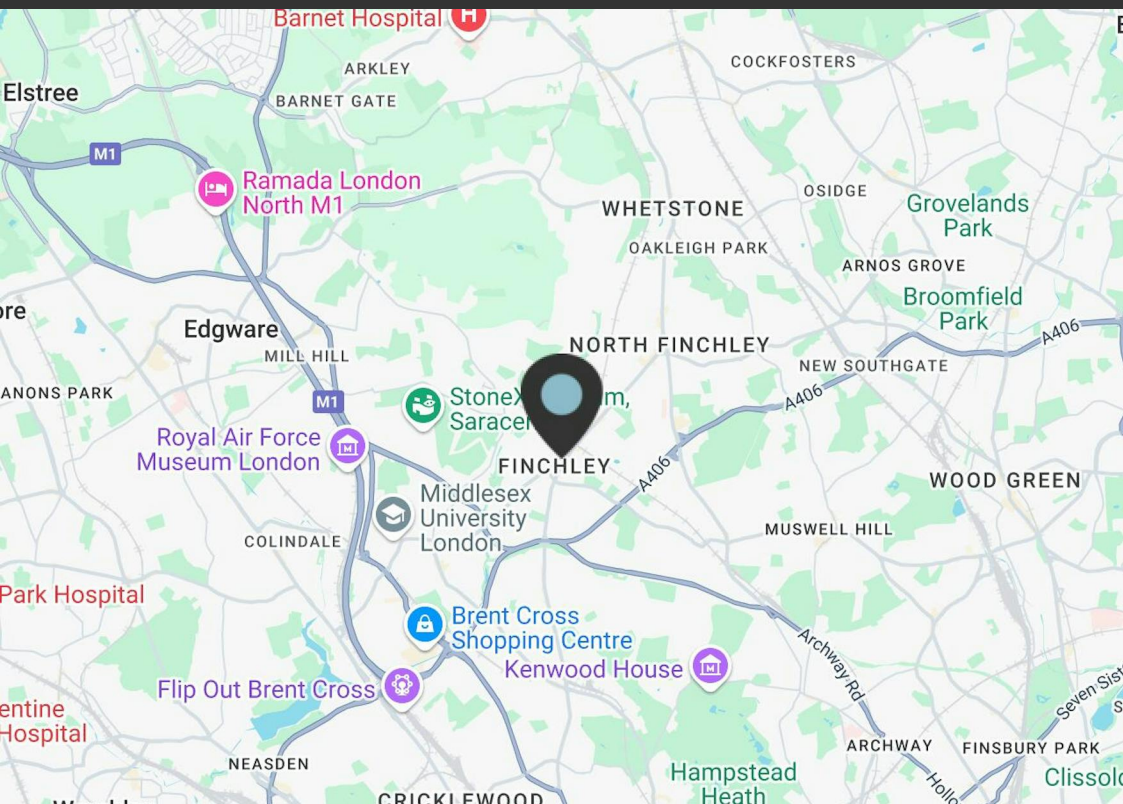
- Recently Refurbished First Floor Offices
- Air Conditioning (First Floor Only)
- Independent Gas Central Heating to Both Floors
- Double Glazed Windows
- Window Blinds
- Entryphone
- Wood Strip & Carpeted Flooring
- Suspended Ceilings with LED/Fluorescent Lighting
- Security & Fire Alarms
- Possible Development for Residential Use (Subject to Planning)



DESCRIPTION

The Ground Floor self-contained Offices with its own self-contained entrance, comprise a large open plan office area plus 10 partitioned offices, a kitchen and 3 WC's/Washrooms. There is a covered forecourt parking area for 3 cars. The Ground Floor Offices are let to Barnet MENCAP on a Full Repairing & Insuring Lease granted inside The Landlord & Tenant Act 1954, for a term of 15 years from the 25th December 2021 expiring in December 2036, subject to 5 yearly Rent Reviews (next Rent Review in December 2026), with a Tenants Option to Break the Lease at the end of the 10th year of the term, subject to 6 months prior notice being given to the Landlords, at a current passing rent of £65,000 per annum exclusive.

This first floor self-contained Vacant Offices benefits from having its own ground floor entrance. The office is divided to form two large open plan office areas plus 8 modern partitioned offices that could be removed to create a large open plan area if required. There is a kitchen plus three WC's/Washrooms plus two staircases at either end of the building. The First Floor offices have the benefit of 5 covered parking areas fronting the building.



LOCATION

The property is situated on the south side of Hendon Lane close by the junction of Regents Park Road and within minutes away from Finchley Central Station (Northern Line) and major road links such as the A406 North Circular Road and Henley's Corner and Junction 1 of the M1 Motorway situated at Staples Corner.

DEVELOPMENT POTENTIAL

There is development potential to add a second floor to the building having a gross area of 4,490 sq. ft. approx. Planning consent dated the 23rd January 2002 was granted by Barnet Council for an additional floor of 4,490 sq. ft. (gross). Purchasers would need to re-apply for this planning consent. Residential use may also be an immediate alternative to this additional floor as well as the 1st floor subject to obtaining the necessary consent.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices (Tenanted)	3,180	295.43	Let
1st - First Floor Offices (Vacant)	4,750	441.29	Available

RENT

£110,500 per annum Rent for First Floor Offices - Equating to £25 per sq. ft. approx. (No VAT Applicable)

PRICE

£3,250,000 Price for the whole of the Freehold Bulding (Equating to £409.83 per sq. ft. approx.) (No VAT Applicable on Sale Price)

RATES & CHARGES

Service charge: N/A

Estate charge: N/A

Rates payable: £50,232 per annum Rates Payable: Ground Floor Offices = £17,472 Per annum & First Floor Offices = £32,760 Per annum. (VAT Charges not applicable)

EPC

Property graded as D-E

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 15/05/2026



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