



CHARLES HOUSE

108-110 FINCHLEY ROAD, LONDON NW3

PROMINENT FREEHOLD
CLASS E BUILDING FOR SALE

WITH SIGNIFICANT ASSET MANAGEMENT
ANGLES STPP

JOINT SOLE AGENTS



EXECUTIVE SUMMARY



- Prominent freehold building extending to 17,759 sq ft (NIA) and 20,270 sq ft (GIA), arranged over lower ground, ground and six upper floors
- Regular, efficient floorplates offering flexibility for refurbishment, reconfiguration or change of use
- Substantial rear garden/land, providing rare external space with future development or amenity potential, subject to planning
- Clear repositioning and asset management opportunities to drive rental growth and capital appreciation (stpp)
- Current income of £413,180 per annum, with one floor vacant another in March and full possession in 2029 or earlier.
- Opportunity to enhance rental income through targeted refurbishment and upgrade of common parts
- Potential for alternative uses including mixed-use such as serviced office, residential, hotel or serviced apartments, subject to planning
- Potential for a roof top extension, stpp
- Highly accessible location, directly opposite Finchley Road Underground Station, offering access to Central London in approximately 15 minutes
- Freehold interest offered for sale





DESCRIPTION

Charles House comprises a substantial freehold building on Finchley Road arranged over lower ground, ground six upper floors extending to 17,759sqft (NIA). The property benefits from regular, efficient floor plates with excellent natural light on the front and rear elevations that are well suited to a range of occupational and alternative uses, offering flexibility for refurbishment or repositioning.

The property is complemented by a large garden to the rear, which presents further development potential or enhancement, subject to consents. The building offers a versatile layout in a prominent and accessible location, making it attractive to both investors and owner-occupiers.



TYPICAL REFURBISHED FLOOR



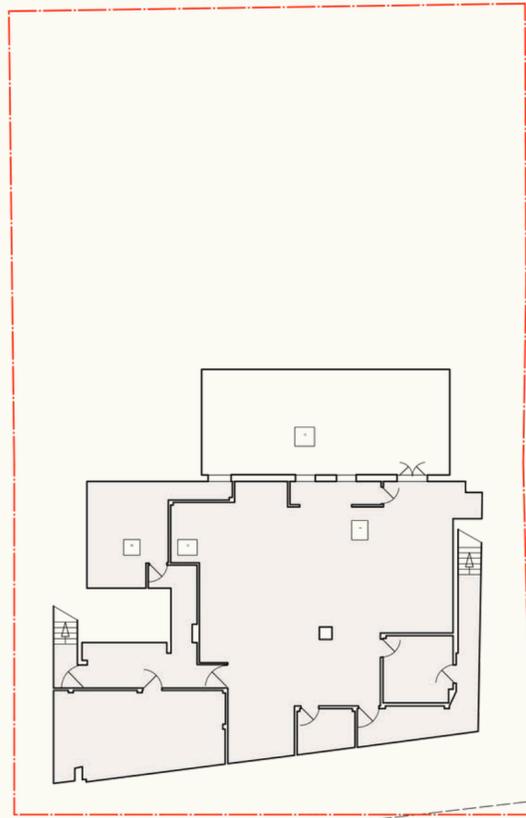
TENANCY SCHEDULE

Floor	Area (sq ft)	Tenant	Rent per annum / per sq ft	Term	Notes
Ground	2120	Relo Redac Strattons Ltd	£72,000 pa – £33.96 (NO service charge cap)	05/04/2019 - 31/03/2029	Outside the Landlord and Tenant Act.
First	2680	Kabbalah Centre	£64,320 – £24 per sq ft. Service charge cap in year one at £10 per sq ft rising annually by Retail Price Index	13/03/2024 - 12/03/2027	Vacant from 13th March 2026 following tenant having exercised break option.
Second	2790	Nyman Libson Paul Financial Management Ltd	£79,515 – £28.50 per sq ft. Service charge fixed at £13 per sq ft (£36,250 plus VAT)	29/08/2022 - 28/08/2027	Outside the Landlord and Tenant Act.
Third	2790	Vacant			
Fourth	2790	Numeria Partners Ltd	£76,725 – £27.50. Service charge cap in year one at £11 per sq ft rising annually by Retail Price Index	04/08/2021 - 03/08/2026	Outside the Landlord and Tenant Act.
Fifth	2529	Calla Lily Clinical Care Ltd	£58,820 – £23.26. Service charge cap in year one at £10 per sq ft rising annually by Retail Price Index	25/07/2023 - 24/07/2028	Outside the Landlord and Tenant Act.
Sixth	2060	Initial Rewards Ltd	£61,800 – £30. Service charge cap in year one at £11 per sq ft rising annually by Retail Price Index	24/09/2021 - 23/09/2026	Outside the Landlord and Tenant Act.
	17759		£413,180		

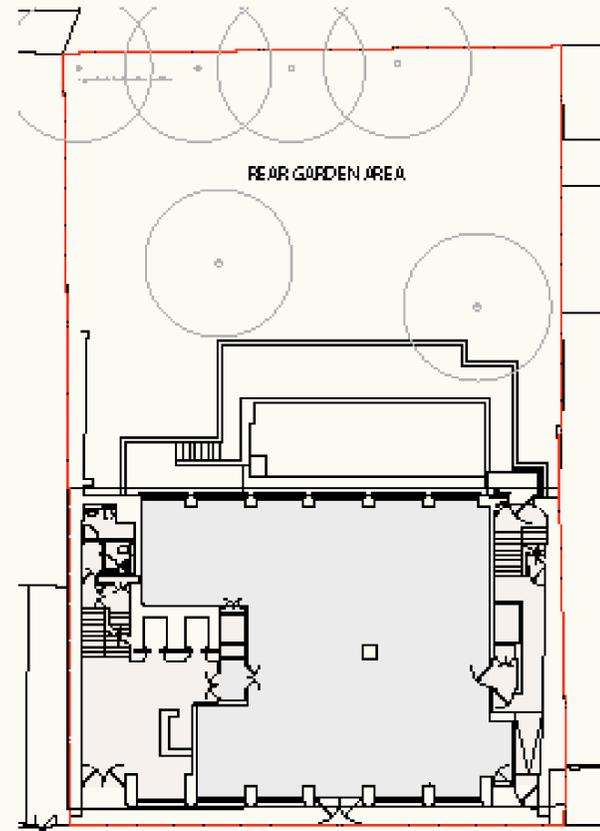
* Floor areas are subject to verification



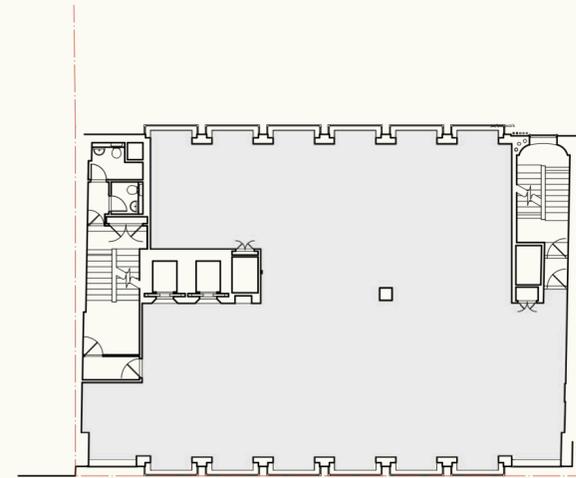
EXISTING FLOOR PLANS



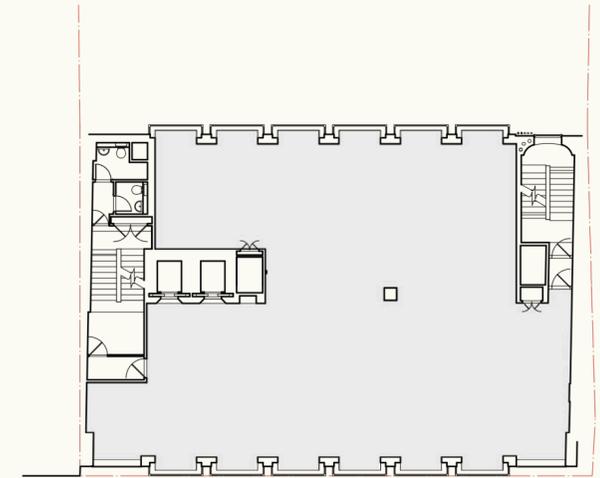
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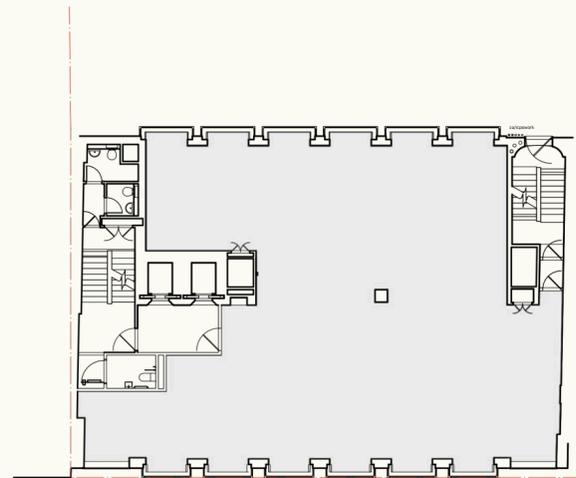
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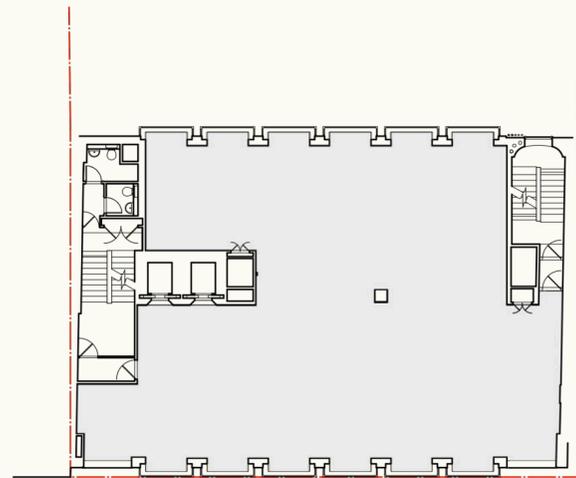
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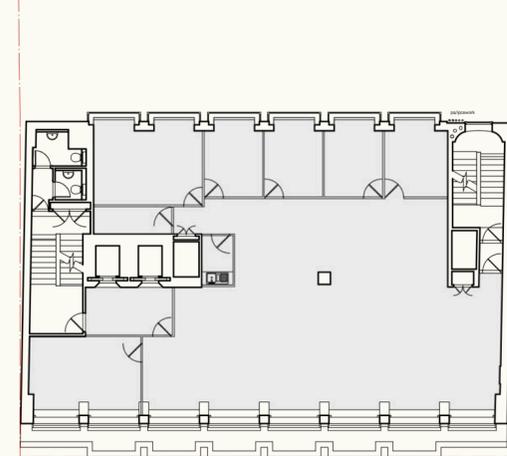
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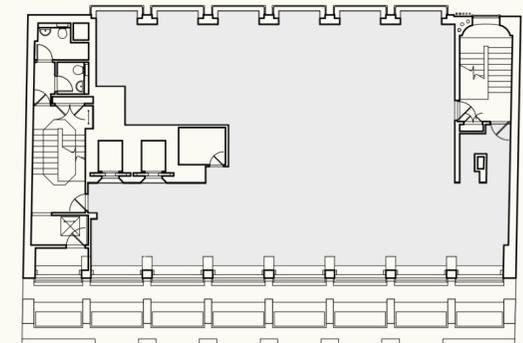
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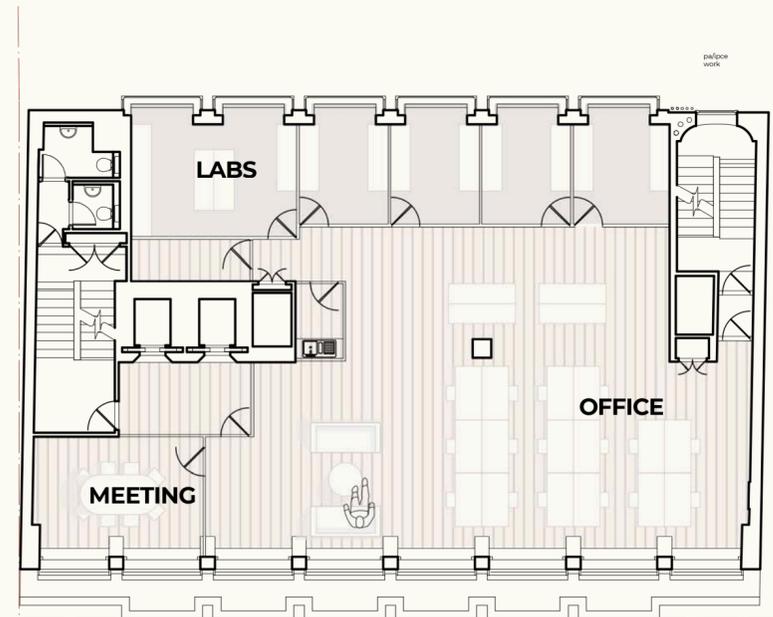
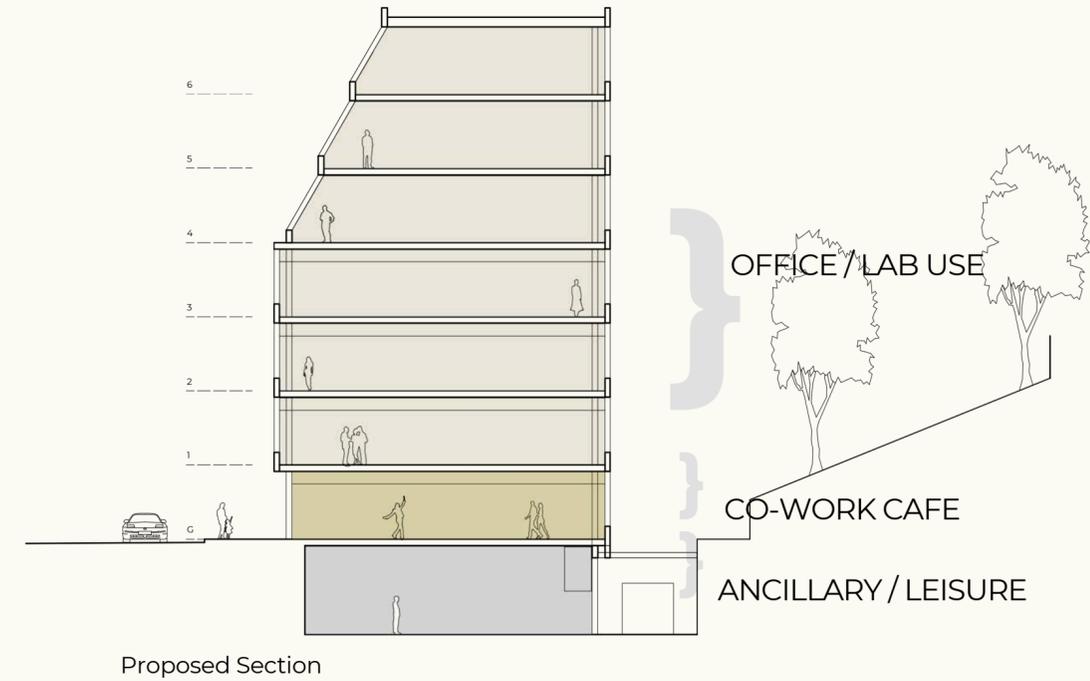
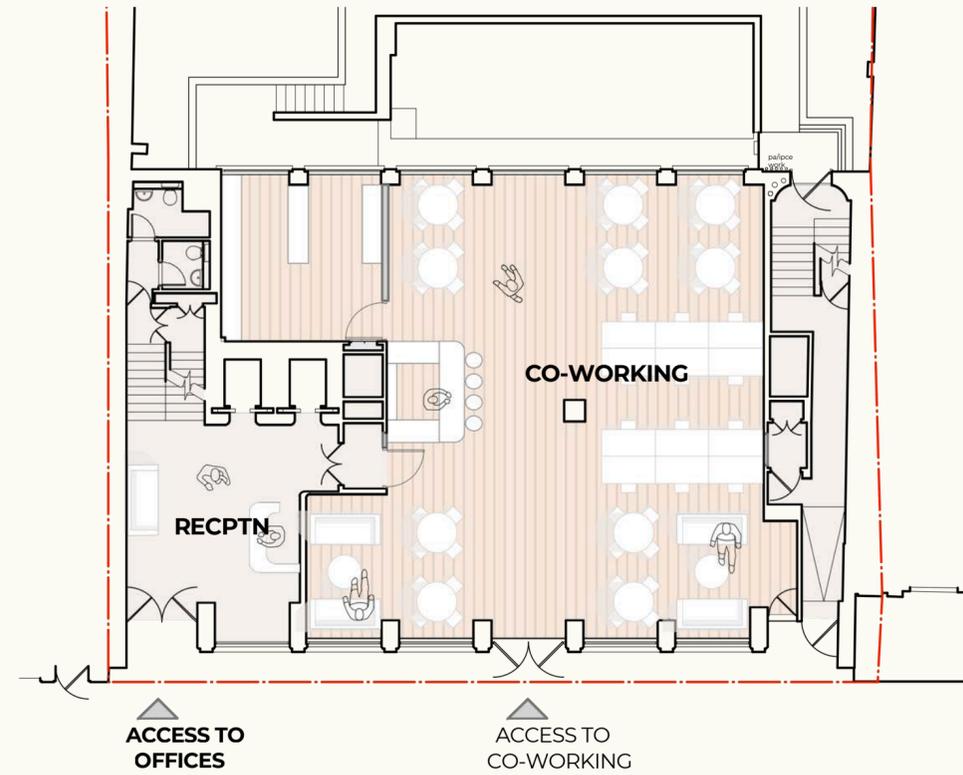


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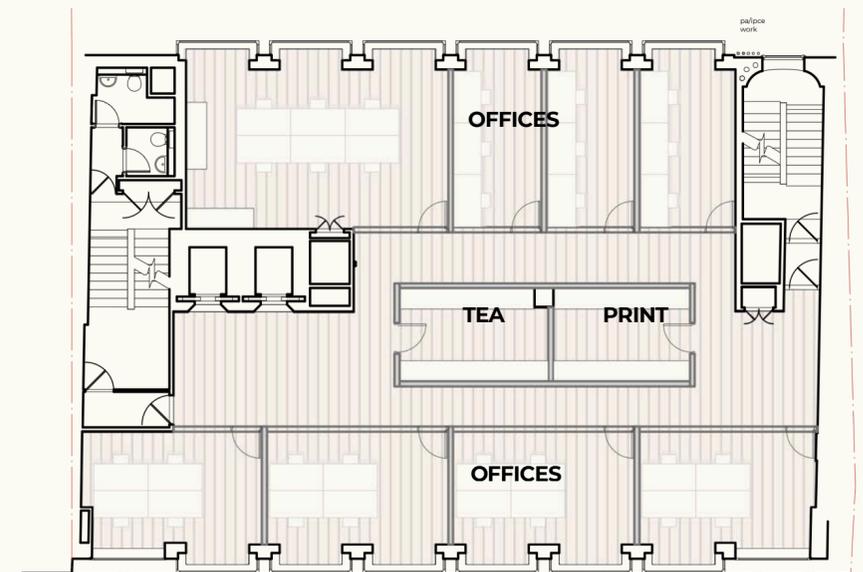


OPTION 1: OFFICE USE (AS EXISTING)

Repositioning Charles House as a modern workplace, offering flexible office formats with a potential ground-floor food and beverage use. Enhanced end-of-journey facilities and upgraded common areas, façades and rear garden would modernise the building, strengthen its identity and drive rental growth, capitalising on excellent transport connectivity and strong local office demand.



Proposed Office / Labs

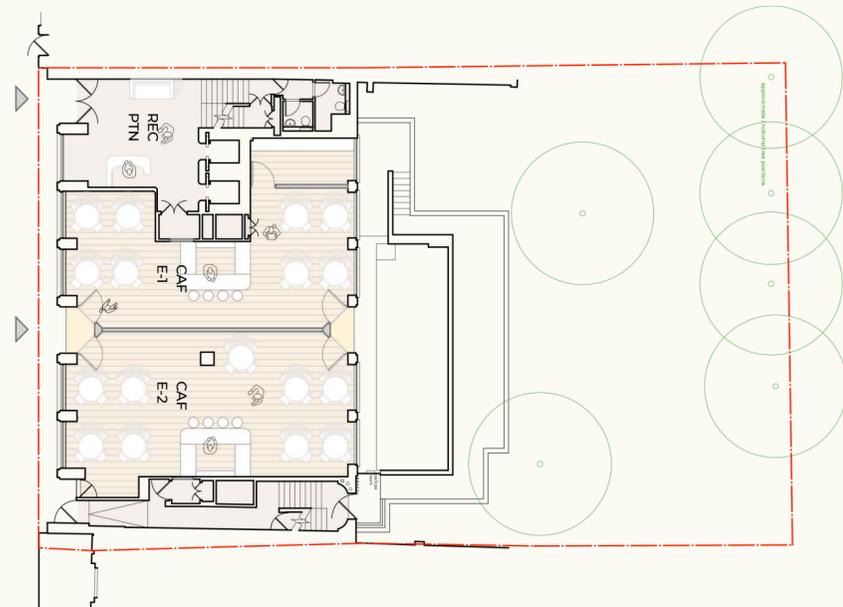


Proposed 'Micro Office' / Cellular Arrangement

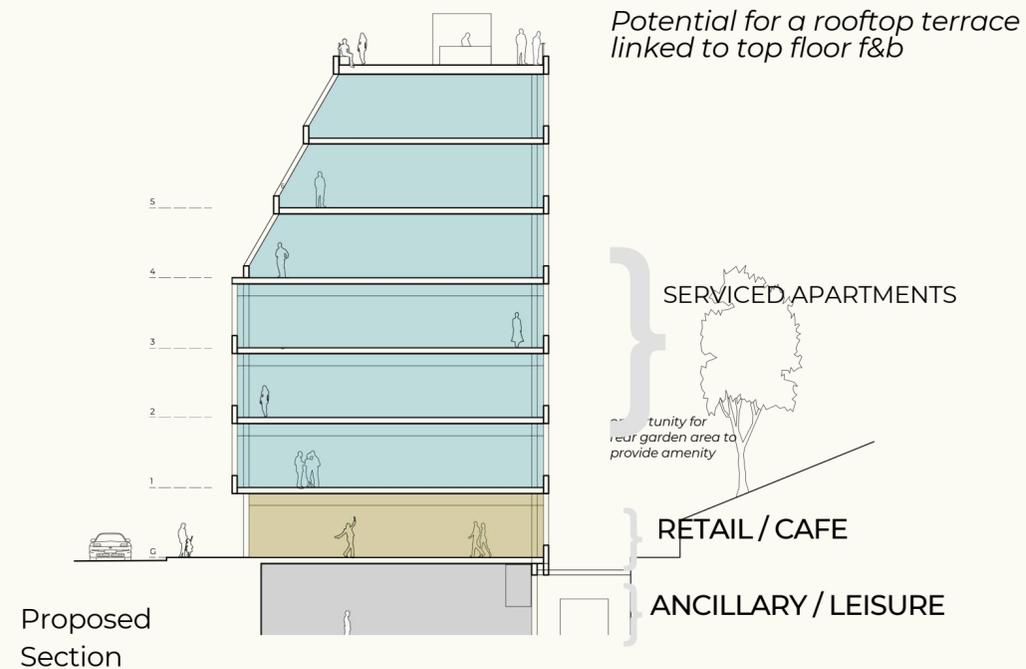


OPTION 2: HOTEL / SERVICED APARTMENTS

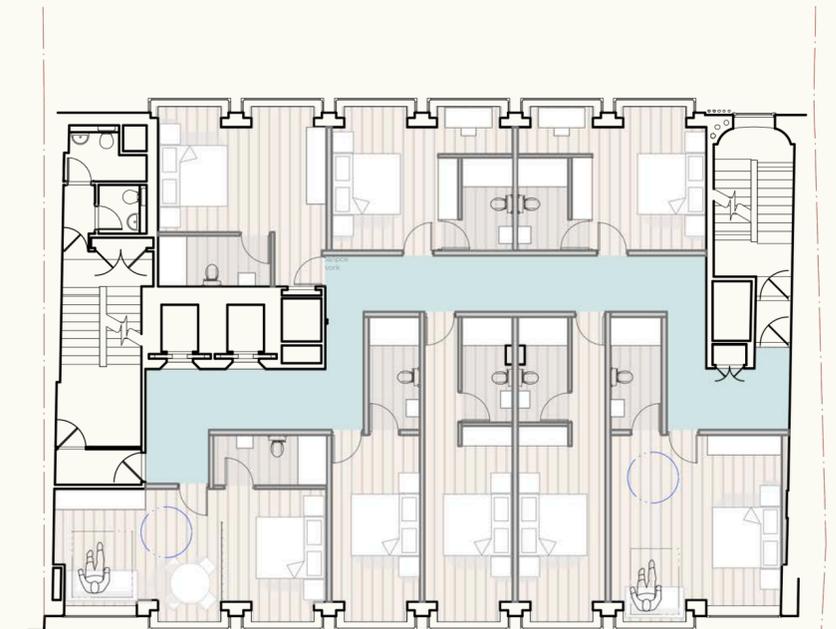
Conversion to 40 serviced apartments or hotel-style units, efficiently arranged across the existing floorplates. The location is well suited to short- and medium-stay accommodation, appealing to business travellers, academics, medical professionals and tourists, with strong operational potential in a supply-constrained submarket.



Proposed Ground Floor



Proposed Section

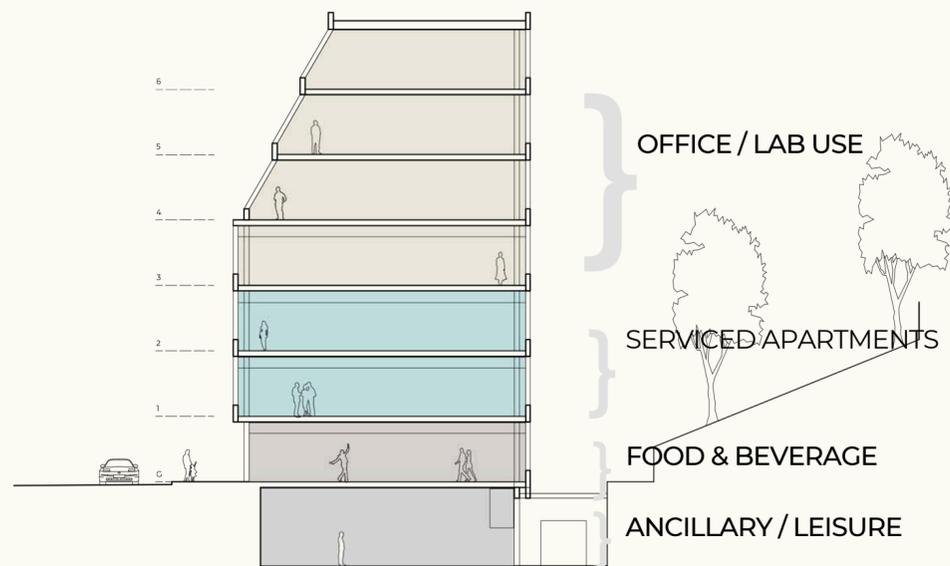


Proposed Hotel / Serviced Apartment Conversion - circa 40 rooms possible.

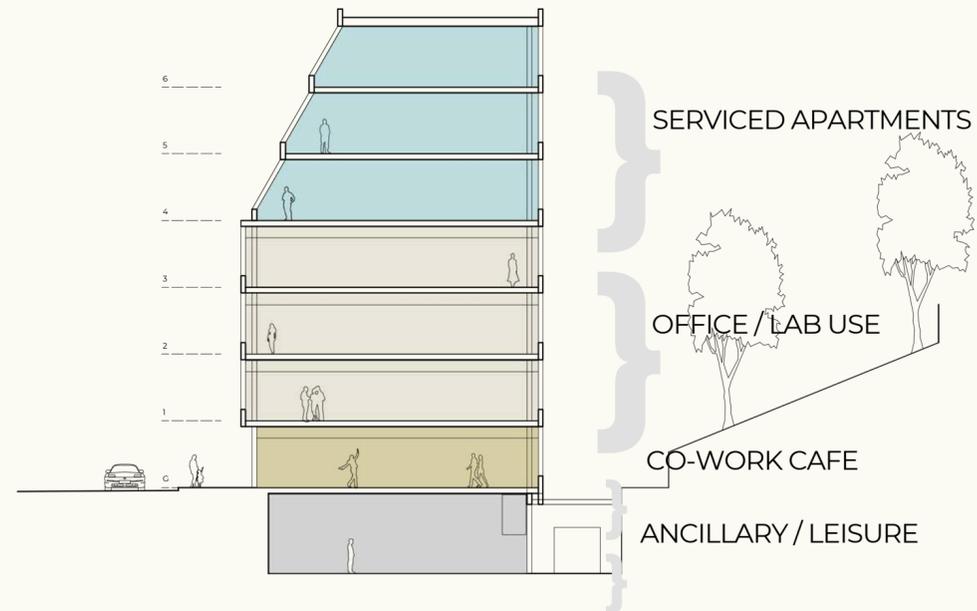


OPTION 3: MIXED-USE SCHEME

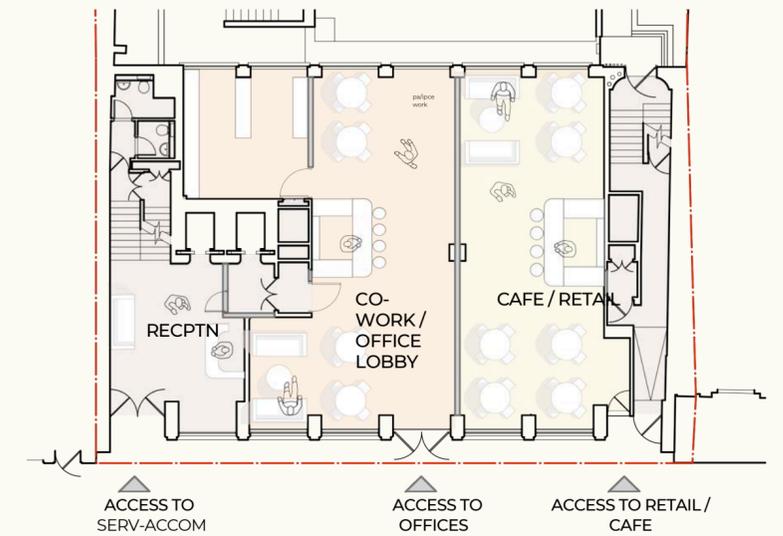
The building's dual cores and multiple entrances support a flexible mixed-use scheme, combining Class E commercial space at lower levels with hotel or serviced apartments above. This approach diversifies income, enhances resilience, and creates an active, public-facing frontage, aligning with planning preferences for sustainable, animated urban streetscapes.



Proposed Section - Offices above Hotel



Proposed Section - Hotel above Offices



Proposed Ground Floor / Split Access



GARDENS/ REAR LAND

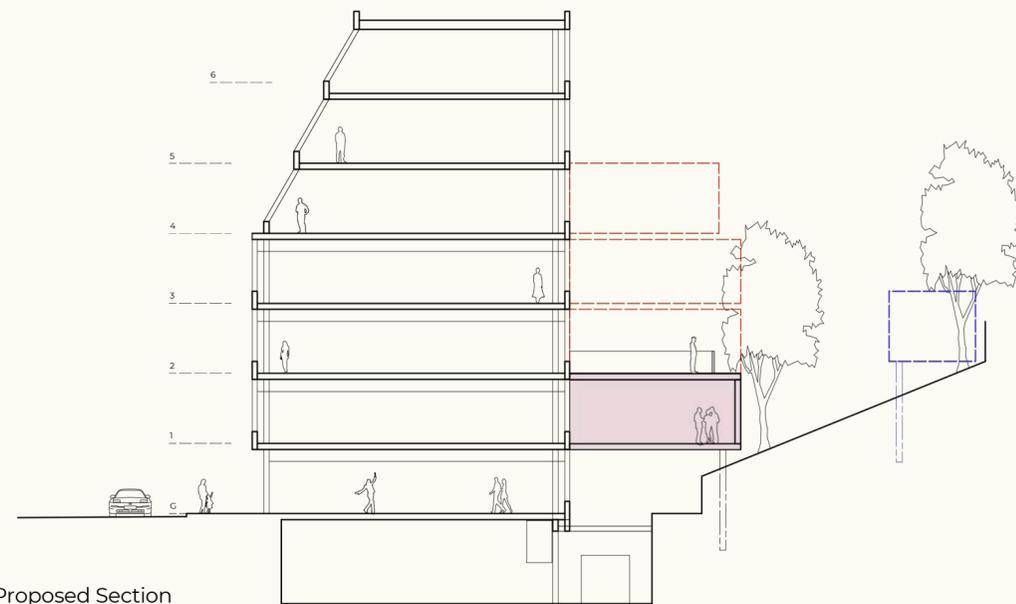
The rear garden provides an opportunity to expand the building, also to provide break-out and leisure spaces.



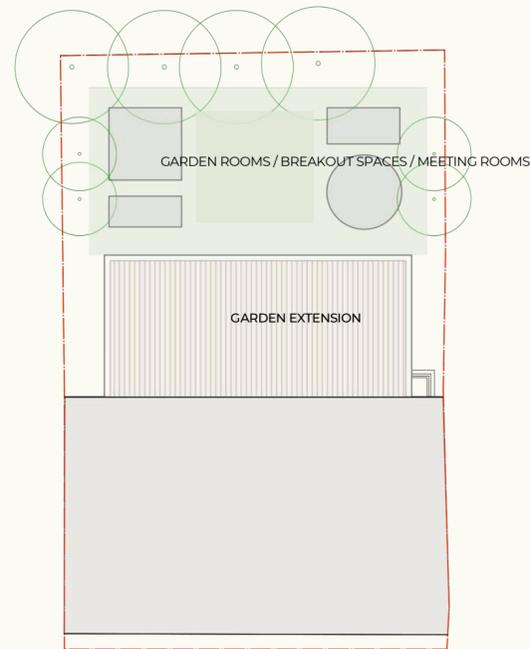
Existing rear view



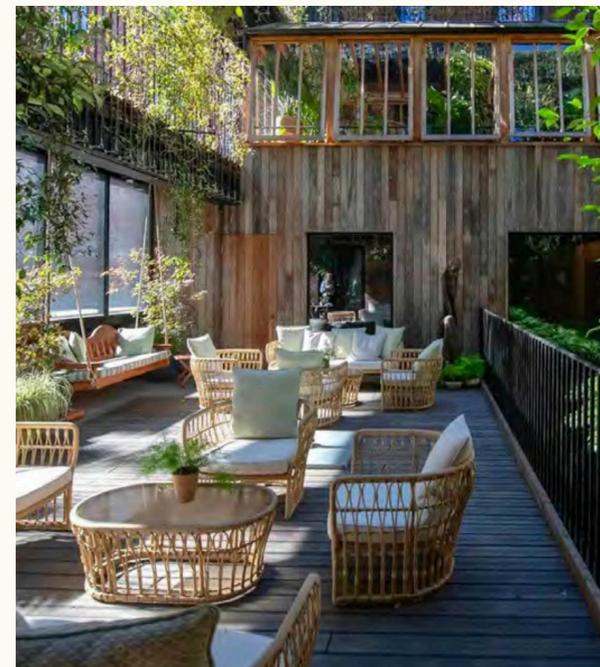
Garden rooms for meetings



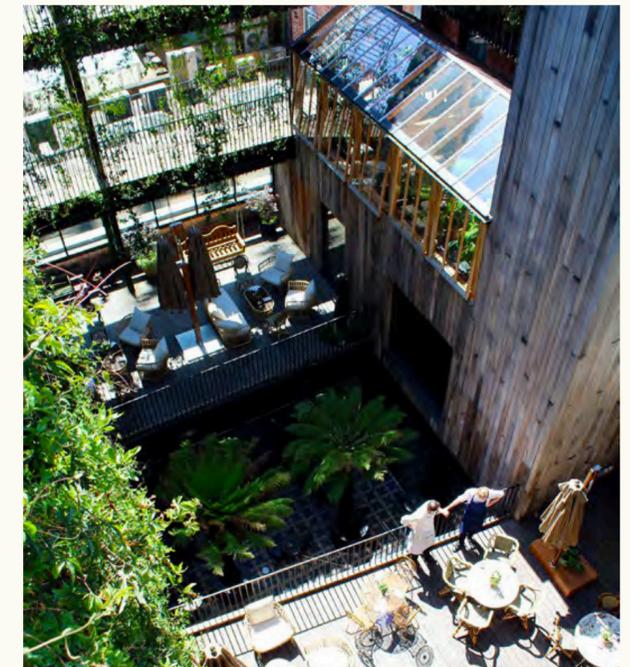
Proposed Section



Proposed Garden Plan



Rear Garden Area, great amenity for hotel or office use.





LOCATION

Charles House occupies a highly prominent position on Finchley Road, diagonally opposite Finchley Road Underground Station (Jubilee and Metropolitan lines), providing fast and convenient access to the West End, City and King's Cross in approximately 15 minutes. The surrounding area benefits from strong transport connectivity, established retail and leisure amenities, and proximity to some of North London's most desirable residential neighbourhoods including Hampstead, Belsize Park and Swiss Cottage.

Local occupiers include Waitrose, Pret, Tortilla, HSBC. There are also a variety of independent restaurants and cafes.





CONNECTIVITY

Charles House is well connected, with Finchley Road Underground Station (Jubilee and Metropolitan lines) nearby. West Hampstead and Belsize Park stations offer additional links via the Overground, Jubilee, and Northern lines. Several bus routes run along Finchley Road, while the A41 provides straightforward road access

WALKING TIMES TO STATIONS

Finchley Road

2mins (351ft)



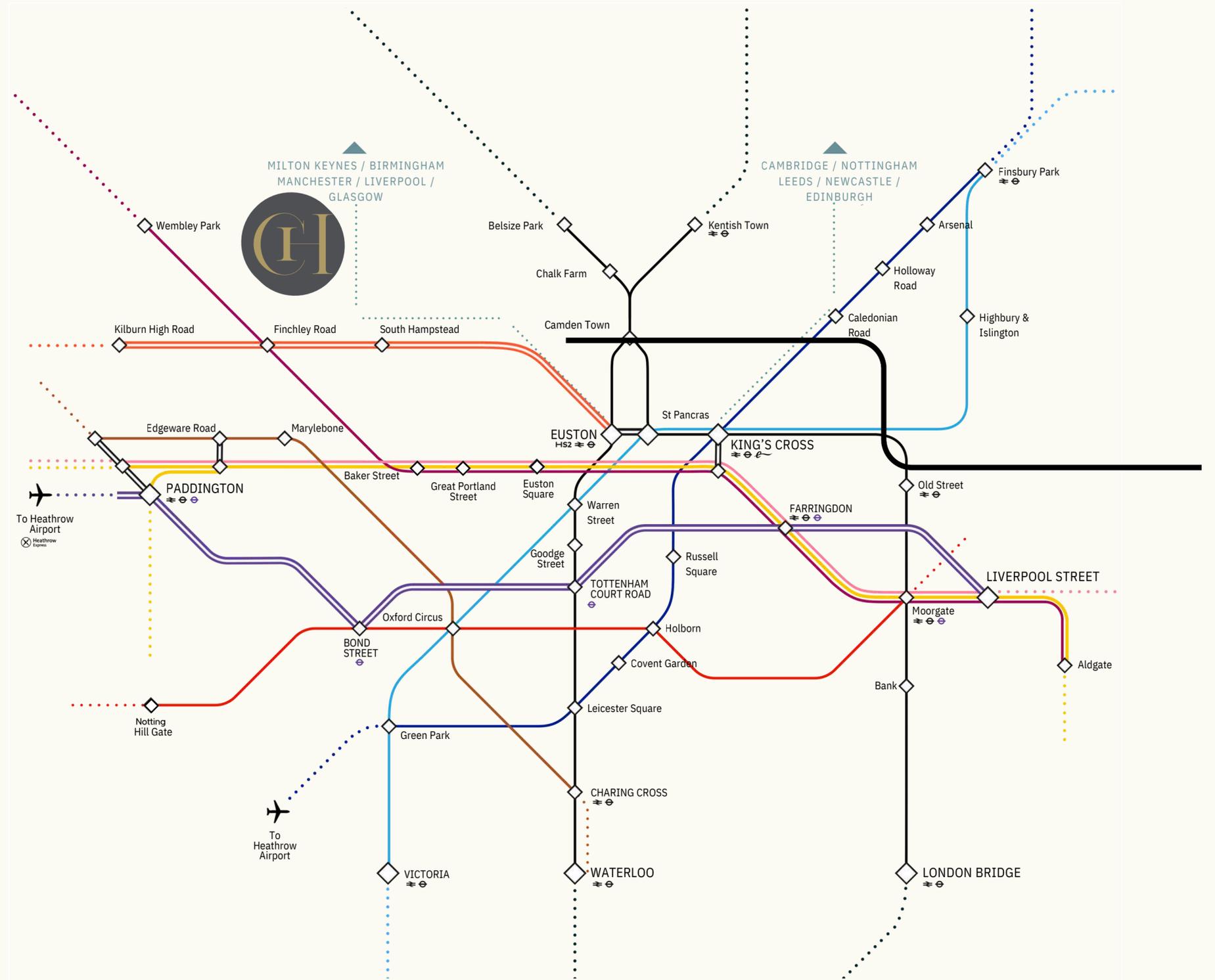
West Hampstead

15mins (0.7mile)



Belsize Park

19mins (0.9mile)



PROPOSAL

Price Upon Application

TENURE

The asset held Freehold under title number: NGL33011

EPC

Available Upon Request

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. February 2026

FOR FURTHER INFORMATION CONTACT:

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