

# 402 FINCHLEY ROAD

CHILDS HILL, NW2 2HR

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FOREST  
REAL ESTATE



# TO LET / FOR SALE

## 1,869 SQ FT

### New Build Retail/Leisure Unit

## Key Features

- New Build
- Shell & Core Finish
- Use Class E
- Concrete Floor
- 999 Year Leasehold
- Open Plan Lateral Floor Plate
- 15ft Glazed Frontage
- Adjacent to Screwfix and Costa Coffee

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## Description

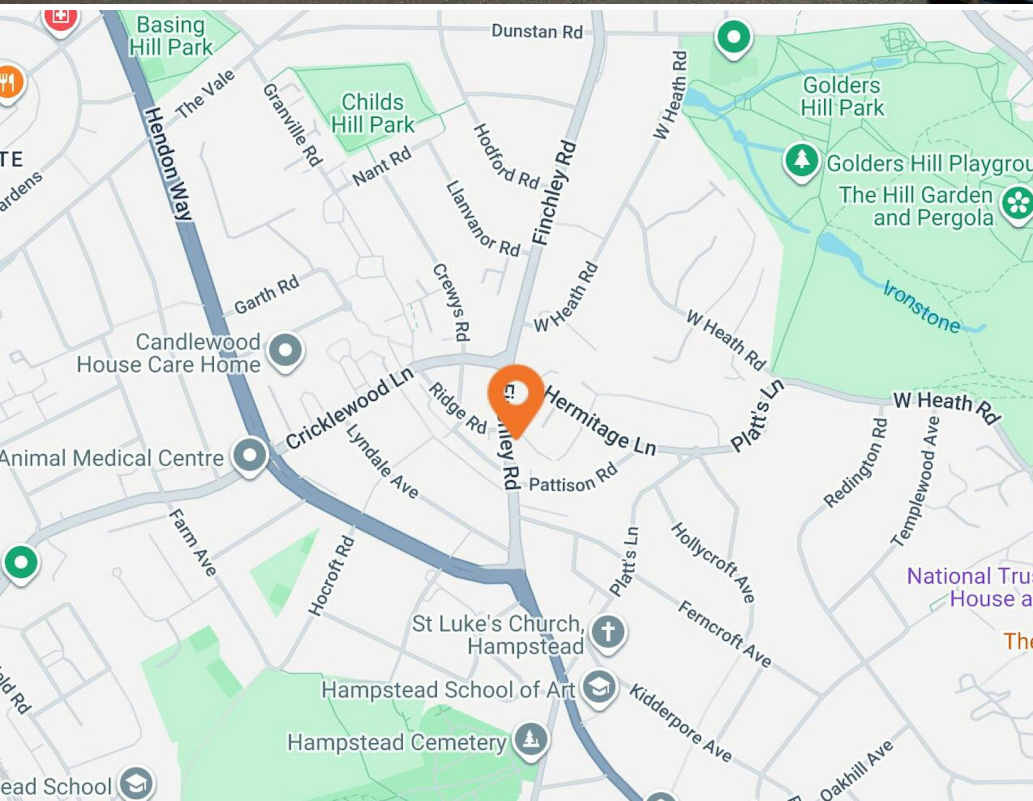
A rare opportunity to acquire a brand-new commercial unit extending to just under 2,000 ft<sup>2</sup>, presented in shell & core condition and ready for bespoke fit-out. Boasting an impressive 15 ft frontage, the space offers excellent visibility and strong street presence.

The open-plan layout provides maximum flexibility, making it ideally suited to a wide range of occupiers including retail, leisure, or office use. Designed with versatility in mind, this modern unit offers a blank canvas for businesses looking to establish themselves in a high-quality, newly built environment.

## Location

Strategically located on Finchley Road, moments from Hampstead, this address occupies a prestigious North London location renowned for its architectural quality and established reputation. The site offers direct and efficient access to Central London, making it an ideal base for businesses seeking a prominent and well-connected presence.

The surrounding area is home to a dynamic mix of professional services, high-quality restaurants, and cultural venues, providing convenient amenities for staff and clients alike. Excellent transport links, including road and rail connections, ensure seamless connectivity across the capital, supporting both daily operations and client engagement.





# Availability

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Lease          | New Lease                                                                   |
| Rent           | £40,000 per annum                                                           |
| Price          | £625,000                                                                    |
| Rates          | Applicants are to make their own enquiries to the London Borough of Barnet. |
| Service Charge | N/A                                                                         |
| VAT            | Applicable                                                                  |
| EPC            | EPC exempt - Currently being constructed or undergoing major refurbishment  |

# Contact

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