



Ground floor office/e-use premises TO LET
Situated in a prominent location on the Finchley Road

168 FINCHLEY ROAD

NW3 6BP

Office

TO LET

1,015 sq ft

(94.30 sq m)

- Good natural light
- Close to Hampstead, West Hampstead and Belsize Park
- Great frontage and visibility
- Suitable for a range of occupiers
- Excellent transport links via Finchley Road & Frognal (Overground) and Finchley Road (Jubilee & Metropolitan Lines)
- Kitchenette
- 2x WC's
- Air Conditioning

Summary

Available Size	1,015 sq ft
Rent	£33,000 per annum
Business Rates	Tenants are advised to rely on their own enquiries with the local Borough.
Service Charge	£900 per annum circa £1,000 per annum for insurance
VAT	Not applicable
EPC Rating	Upon enquiry

Description

168 Finchley Road is a prominent ground floor office space in a highly accessible and vibrant North West London location.

The ground floor accommodation offers flexible space suitable for a variety of occupiers, including fitness, office, medical and other retail. The layout of ground floor and the basement storage area provides an adaptable working environment which can be configured to suit individual business requirements.

Location

Finchley Road is one of the principal arterial routes through North West London and benefits from an extensive range of shops, cafés, restaurants and other amenities. The property benefits from excellent public transport connections, with Finchley Road Underground Station providing Jubilee and Metropolitan line services and Finchley Road & Frognal providing London Overground services. Numerous bus routes also operate along Finchley Road, providing convenient connections across Central and North West London.

Accommodation

The accommodation comprises the following areas:

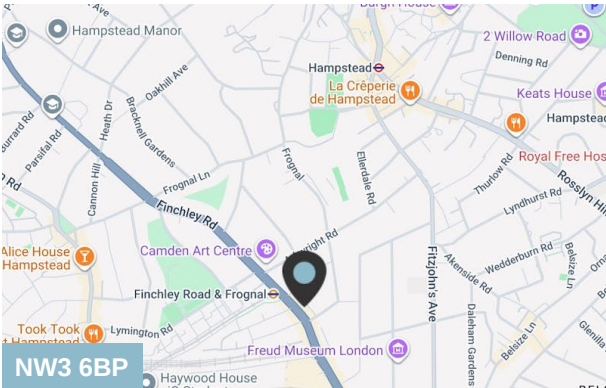
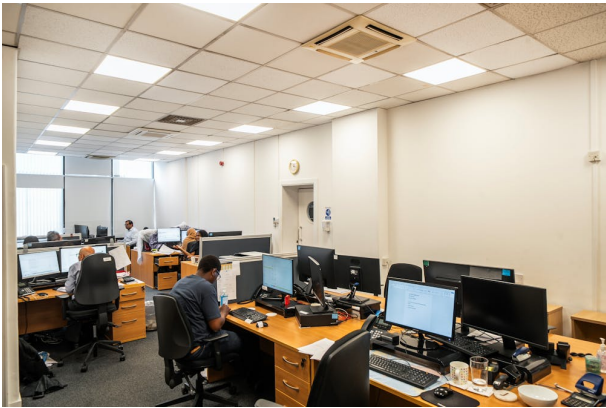
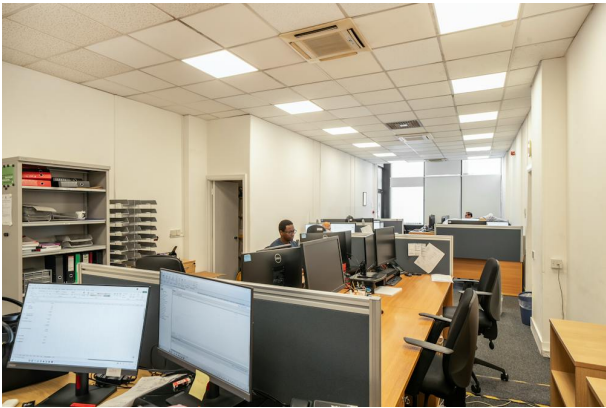
Name	sq ft	sq m	Availability
Ground	1,015	94.30	Available
Total	1,015	94.30	

Viewings

Via arrangement with the sole agents Dutch & Dutch

Terms

A new lease for a term by arrangement.



Viewing & Further Information



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More properties @ dutchanddutch.com

Finchley Road, London, NW3

Net Internal Area = 1015 sq ft / 102.1 sq m

For identification only - Not to scale

