



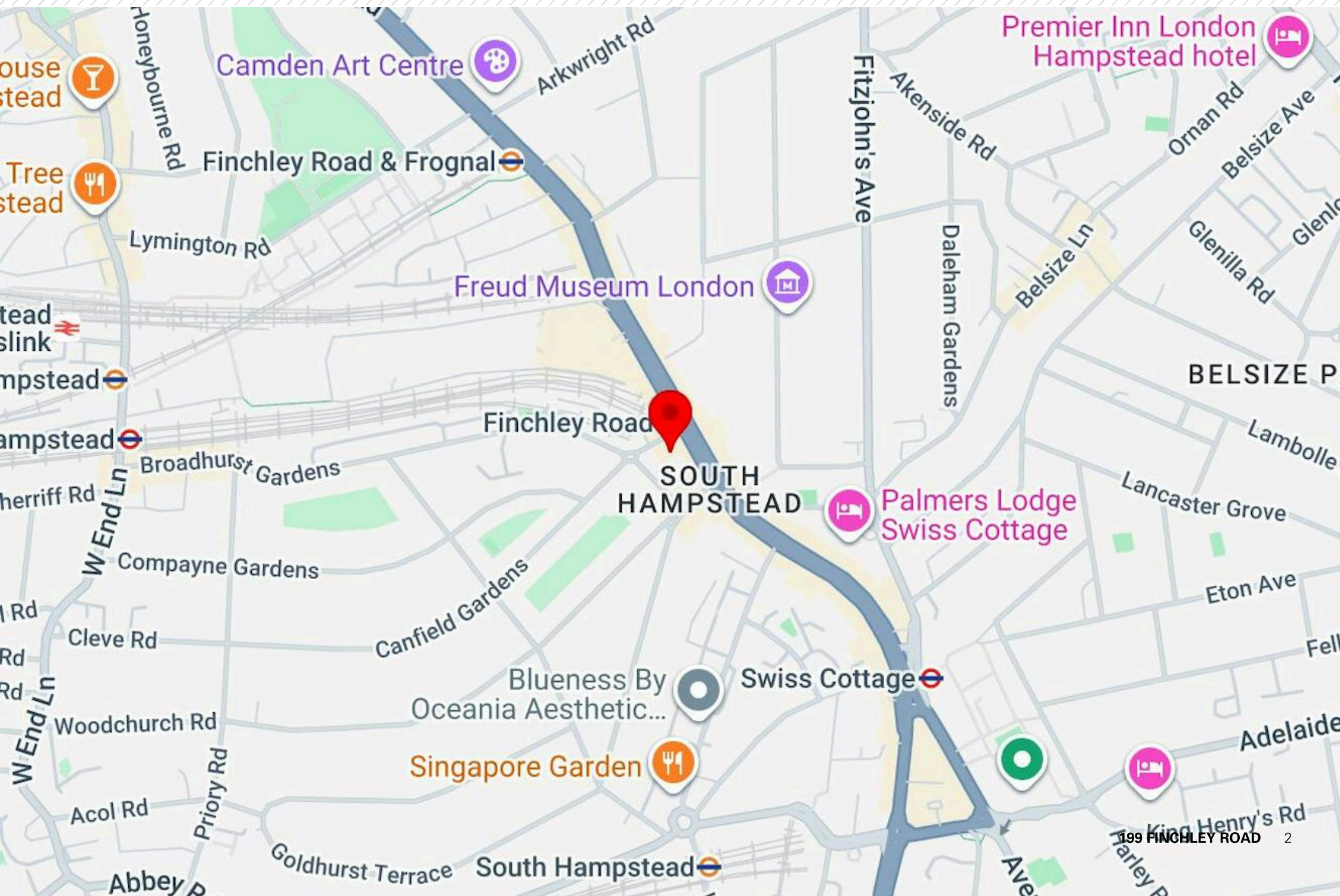
## 199 Finchley Road

199 FINCHLEY ROAD, NW3 6NN, OFFICE, TO LET, 8,321 SQ FT

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# Summary

- New lease available direct from the landlord
- Excellent transport links
- Great natural light with dual aspect
- Generous floor-to-ceiling heights
- Advanced power provision and extraction
- Two entrances
- Secure bike storage
- Car parking available via separate request

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Available Immediately

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8,321sq ft

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£35 per sq ft

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## DESCRIPTION

199 Finchley Road is an imposing building located in a prominent position in one of London's most affluent suburbs. Formerly the iconic John Barnes department store, the Ground floor of 199 Finchley Road is home to a large Waitrose. The 1st Floor offers a unique occupier opportunity with mixed-use, excellent natural light, advanced power provision and generous floor-to-ceiling heights. The available 1st Floor is currently fitted out as a cookery school with food preparation stations, presentation stages, hard-wearing floors and generous seating. The available 1st Floor has two entrances, one on Finchley Road and one to the side on Goldhurst Road. The area is known for its intellectual, liberal, artistic, musical and literary associations. With adjoining neighbourhoods including Hampstead Village, St John's Wood & Belsize Park, the location targets an AB demographic

## LOCATION

Finchley Road underground station is on the doorstep, providing Jubilee and Metropolitan line services across London with direct trains to Bond Street, Westminster, Waterloo and London Bridge. There are numerous bus routes, and overground train services from West Hampstead to Euston taking less than 10 minutes. The key arterial North Circular A406 is less than 3 miles away, and Oxford Circus is 4.5 miles



BUSINESS RATES

Rates Payable: To be confirmed

ACCOMMODATION

	GROSS INTERNAL FLOOR AREA		
NAME	SQ FT	SQ M	AVAILABILITY
1st	8,321	773.05	Available
Total	8,321	773.05	



# Contacts

For Further information please contact:

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Entrance on  
Finchley Road

