

771 FINCHLEY ROAD

CHILDS HILL, NW11 8DN

FOREST

REAL ESTATE

TO LET

138 TO 480 SQ FT

Three medical rooms available under an all-inclusive rent.

Key Features

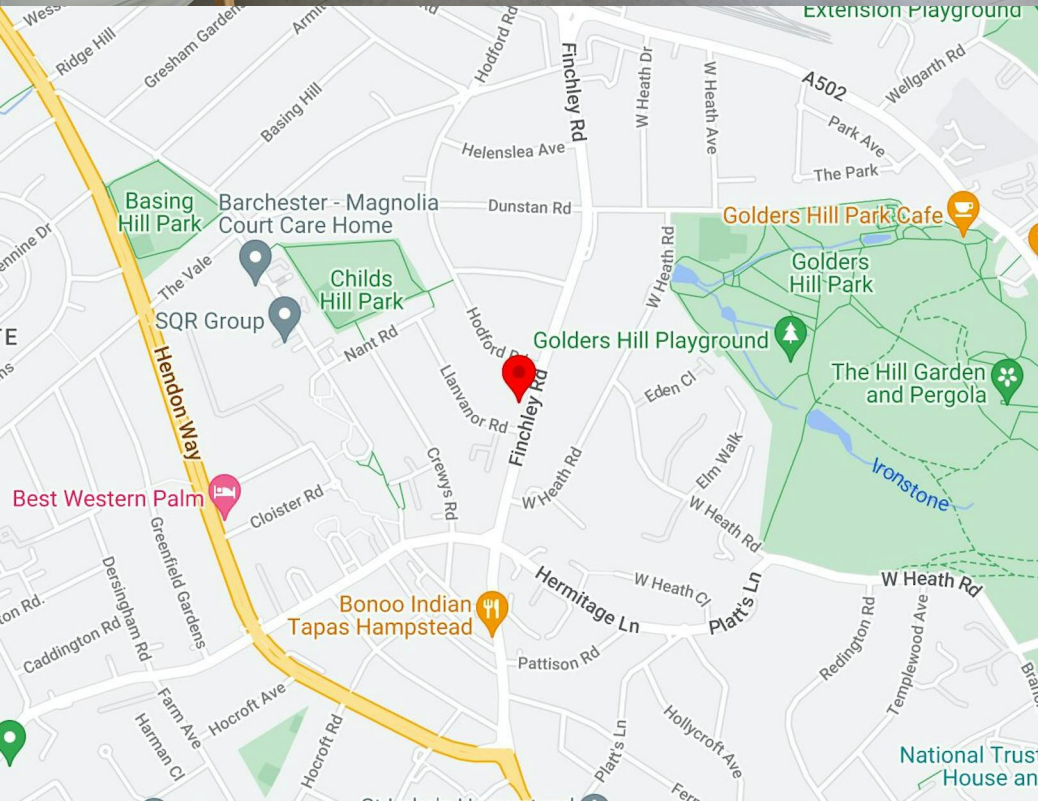
- All-inclusive rent
- Reception area
- Suitable to a variety of medical/leisure occupiers
- 2.6m ceiling height
- Shared courtyard
- Parking on application

771 Finchley Road
Childs Hill, NW11 8DN









Description

Forest Real Estate are marketing three medical practice rooms that are located within an established dental practice.

All occupiers would benefit from a manned reception at the entrance which is included under the headline rent.

The headline rent is also inclusive of utilities, service charge and business rates.

This premises provides a great opportunity for medical/leisure business to establish themselves in this location for a client base in this area.

Location

The property is located on the corner of Finchley Road within walking distance from Golders Green.

This premises is only a short walk from amenities of Golders Green Road and Underground Station providing great access to the Northern Line. The High Street also offers a range of restaurants and cafes.




DE-IENTESDENTAL
SMILE A WHILE




4

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	144	13.38	£13,406.25 /annum	Available
Unit - 2	198	18.39	£18,562.50 /annum	Available
Unit - 3	138	12.82	£12,967.50 /annum	Available
Total	**480**	**44.59**		

Lease	New Lease
Rent	£12,967.50 - £45,000 per annum
Rates	Included in the headline rent.
Service Charge	Included in the headline rent.
VAT	Applicable
EPC	On application

Contact

Cormac Sears
020 3355 1555 | 07788 235 185
cormac@forestrealestate.co.uk

Ethan Shine
020 3355 1555 | 07792 781 096
ethan@forestrealestate.co.uk

North West London Office
1 Bridge Lane, London, NW11 0EA
020 3355 1555

Watford Office
1a Local Board Road, Watford, WD17 2JP
01923 911 007

East London Office
55 St John Street, London, EC1M 4AN
020 3370 4470

www.forestrealestate.co.uk
info@forestrealestate.co.uk

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/10/2024