

Self-contained, Partly fitted, Refurbished Office Suite



Location

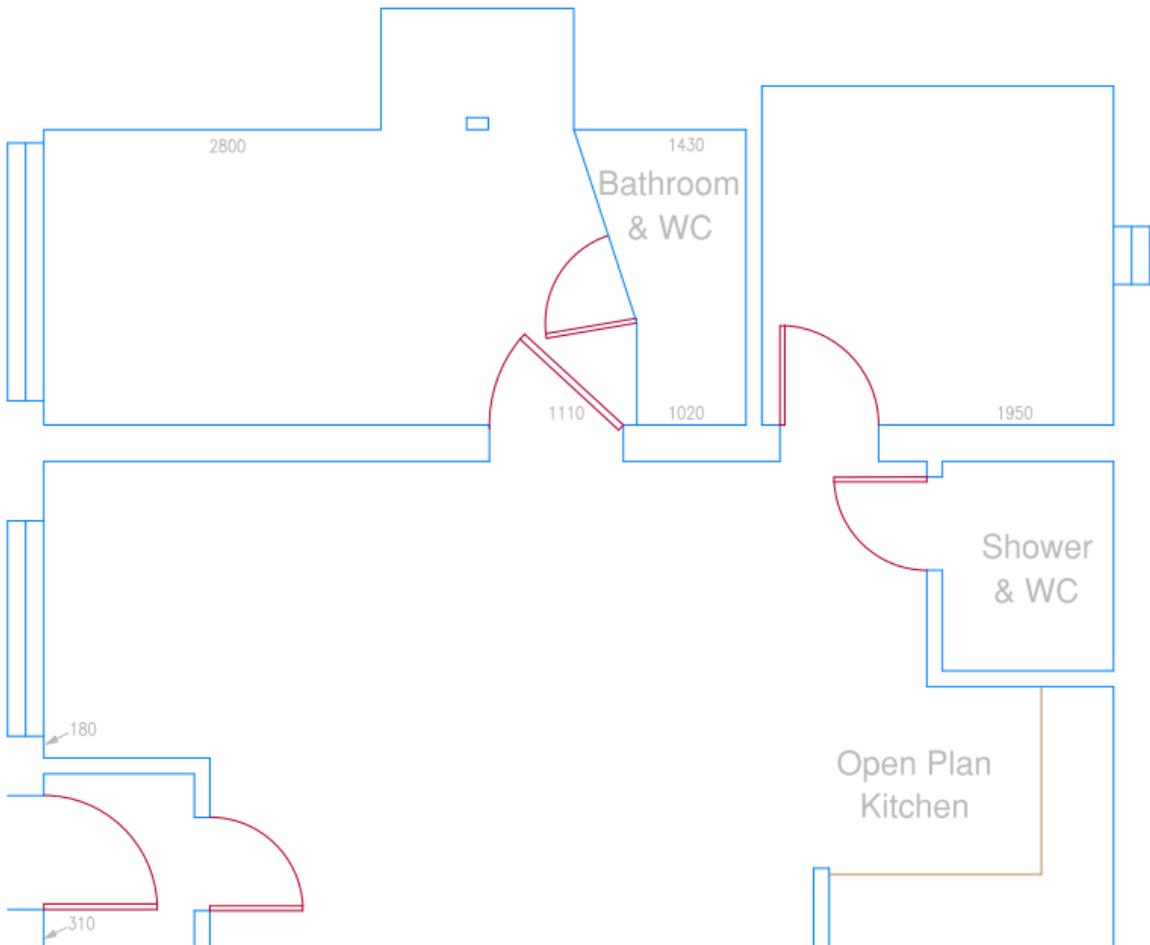
The property is located in a quiet Mews, situated immediately behind Finchley Road Underground Station (Jubilee and Metropolitan Line), providing rapid rail access to the West End and City. In addition, the property is well served by a number of bus routes which pass along Finchley Road and is within a few minutes' walk of the O2 Centre with its many restaurants, shopping, cinema and fitness facilities.

Description

9a Canfield Place is a self-contained ground floor office, with its own independent entrance from the street, comprising of a net internal floor area of 600 sq. ft. The offices have been redecorated and are divided to provide a large open plan area, together with two Directors offices/ meeting rooms, one of which is equipped with a private WC and shower. There is also a WC and shower in the main open plan area which also benefits from a fully fitted kitchenette.

Floor Plan

The ground floor totalling 600 sq. ft.



Amenities

- Substantially redecorated
- Central heating
- Kitchenette
- Private street entrance
- Spot lighting
- Wood flooring
- Independent WC's and shower facilities

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Term

The property is available by way of a new lease direct from the freeholders.

Rent

£25,500 per annum exclusive of all outgoings and VAT. This equates to £42.50 per sq. ft.

Business Rates

The Business Rates payable for the current year are approximately £6,480 which equates to £10.80 per sq. ft. Interested parties are advised to make their own enquiries with the local council, the London Borough of Camden.

Service Charge

The Service Charge for the current year equates to £TBC per sq. ft.

EPC

C 78.

Viewings

Strictly by appointment with the sole letting agent **MELLERSH & HARDING LLP**

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