

EXCELLENTLY LOCATED LOFT MEWS OFFICE

1,200 sq ft (111.5 sqm)
To Let



- Quiet mews location with fantastic access into Central London
- Jubilee and Metropolitan Line within 2 minute walk
- Suitable for a number of different occupiers
- Close to a wide range of shops, restaurants and cafes including Waitrose and the Finchley Road O2 Centre
- Air-conditioned offices
- Walking distance from West Hampstead

Suite F 1-3 Canfield Place,
Finchley Road NW6 3BT

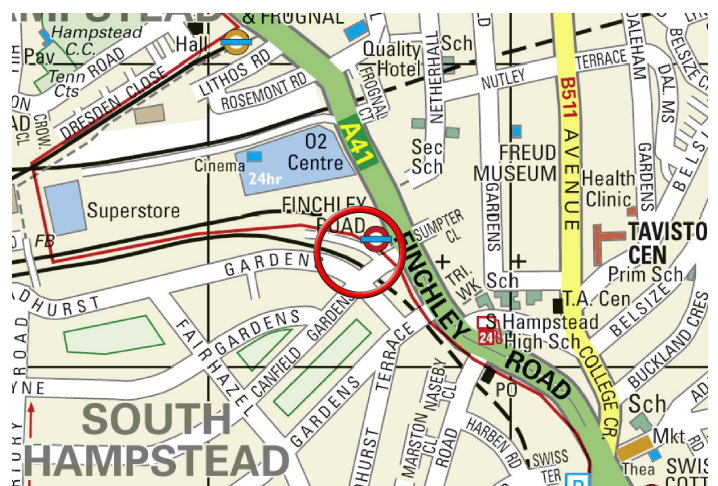
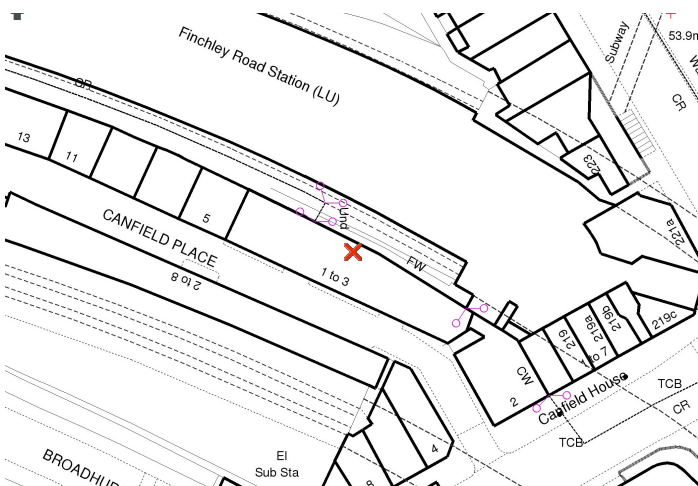


DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com



Loft style mews office with good natural light via sky lights. Other benefits include; double glazing, gas central heating, suspended ceiling, carpet throughout, kitchenette, communal WC and modern spot lighting.



LOCATION

Canfield Place is located just off Canfield Gardens at the junction with Finchley Road and directly behind Finchley Road Station (Jubilee and Metropolitan Lines). The office is situated at the end of a quiet mews and only minutes from the shops, cafes and restaurants that Finchley Road has to offer. The O2 centre is within a 5 minute walk and only a short drive to the centre of London.

RENT

£48,000 per annum exclusive of business rates, utility bills and service charge.

LEASE

The property is currently tenanted however will be available immediately on a new Full Repairing and Insuring lease to be granted for a term by arrangement.

VAT

To be confirmed.

BUSINESS RATES

Tenants to make their own enquiries with the London Borough of Camden.

SERVICE CHARGE

Estimated at £3,300 per annum plus VAT.

EPC

An EPC survey has been arranged and will be available on request.

VIEWINGS

All viewings are to be arranged through our office, please contact:

Peter Wilson

(020) 7443 9862 / M: 07896 678 182

peter@dutchanddutch.com

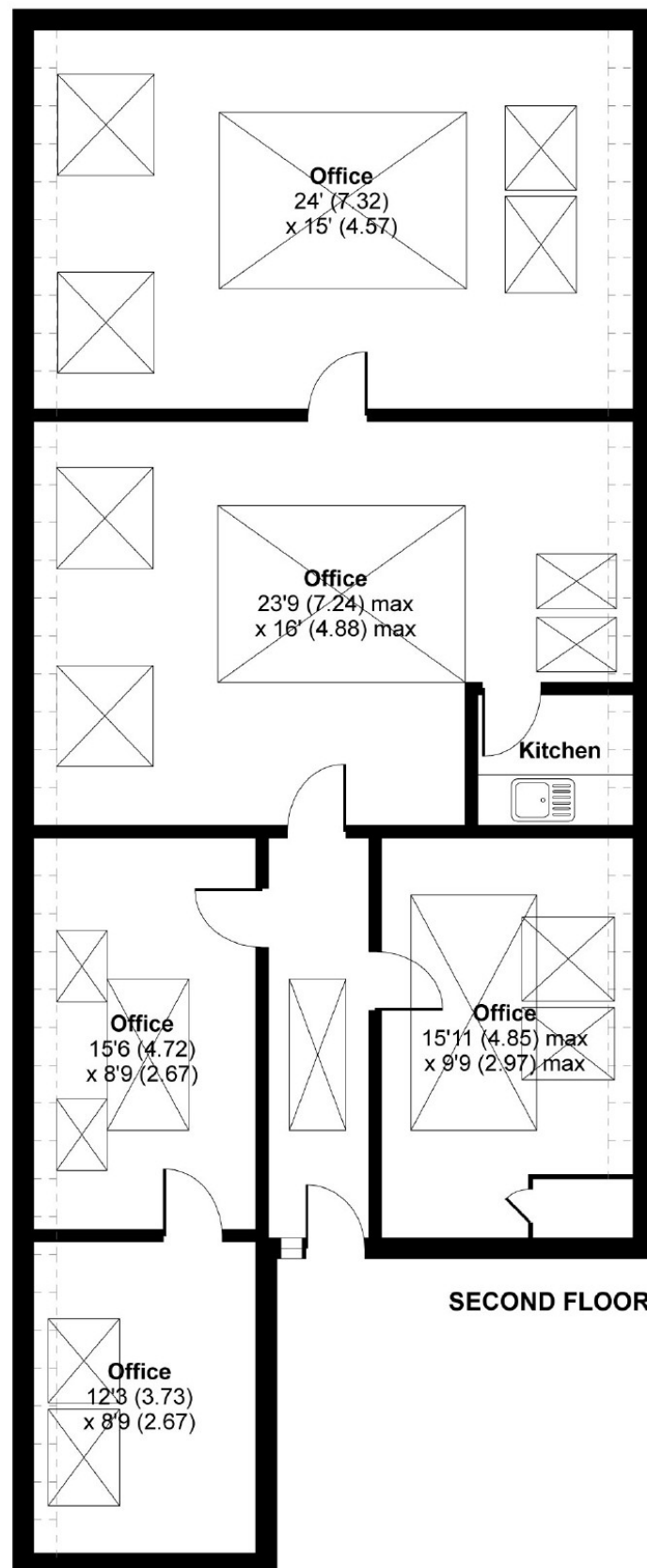
Zach Forest

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zach@dutchanddutch.com



Canfield Place, London, NW6



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.