



Refurbished Offices

Adjacent To Finchley Road Underground
230 Sq Ft (21.5M²)

Ground Floor Offices Canfield Place, Finchley Road, NW6

- Location:** Situated in an excellent location in a quiet mews to the rear of Finchley Road Underground, and thus ideally situated for access to excellent shopping and catering facilities, including Waitrose, Habitat, Subway and the O2 Centre.
- Accommodation:** Comprises approximately 230 sq.ft sq ft net of wc , on the ground floor, divided into an open plan area and a modern kitchen, ½ tiled w.c. and storage facilities.
- Amenities:** Superb Location
Excellent Natural Light
Electric Wall Heaters
Fitted Kitchen
Suspended Ceiling With Fluorescent Lighting
- Lease:** New lease for a term by arrangement on full repairing and insuring basis.
- Rent** **£ 10,750 p.a.x**
- Rates:** Rateable Value £5,300, so currently no rates payable if eligible for small business rates
- Service Charge:** Approximately £3.00 per sq ft per annum
- Legal Costs** Each party to bear their own legal costs..
- References:** A charge of £200.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

