

**SPACIOUS OFFICE/ RETAIL UNIT IN PRIME LOCATION
EXCELLENT WINDOW FRONTAGES**

GROUND FLOOR 75 M²



788-790, FINCHLEY ROAD, TEMPLE FORTUNE, LONDON NW11 7TJ

LOCATION

Prominently located on the Finchley Road on the eastern side, at the junction with Hampstead Way. The units are close to Waitrose, Marks & Spencer and Boots.

ACCOMMODATION

Comprises a good size ground floor office/retail unit, previously occupied by a firm of accountants.

Ground Floor 75 m² 785 sq ft

AMENITIES

- **Prominent Location**
- **Colonnade Frontage**
- **Within the Heart of Temple Fortune**
- **Double Window Frontage With Return**
- **High Ceiling**

TERMS

A new lease will be granted on full repairing and insuring terms incorporating periodic rent review pattern.

RENT

£ 39,000 p.a.x.

RATES

£17,767 payable (Estimated)

COSTS

Each party to pay their own legal costs.

VIEWING

Strictly By Appointment