



Modern Offices Adjacent To Finchley Road Underground
1670 Sq Ft (155M²) New Lease
Suite D, 4-6 Canfield Place, Finchley Road, NW6 3BT

- 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 1670 sq ft on the 2nd floor, mainly in open plan, but providing a kitchen in one corner, and a recently installed, glazed private office.
- Amenities:** Air Conditioning
Excellent Natural Light
Attractive Arched Windows
Gas Central Heating
Fluorescent Lighting
Fitted Kitchen
Additional Sky Lighting
Communal WC's
- Lease:** New lease for a term by negotiation on full repairing and insuring terms via service charge arrangement.
- Rent** **£ 50,100 p.a.x. plus VAT**
- Rates:** Approximately £15,968 p.a payable for year ending 31/03/2022
- Service Charge:** Currently approximately £5,800 p.a. plus vat
- 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.
- Viewings:** Strictly by prior appointment.