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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 2 nd 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.



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