



Ground Floor Studio/Offices Adjacent To Finchley Road
Underground
1078 Sq Ft (100M²) New Lease Available

15, Canfield Place, Finchley Road, NW6 3BT

Location:

Situated in an excellent location in a quiet mews immediately to the rear of Finchley Road Underground (Jubilee & Metropolitan Lines), and thus ideally situated for access to superb travel facilities including multiple bus routes. Excellent shopping and catering facilities are on the doorstep, including Waitrose, Subway and the O2 Centre.

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

Accommodation: Comprises approximately 1076 sq ft of bright accommodation on the ground floor. The space is mainly open plan with two glazed private offices, fitted kitchen and w.c.

Amenities:

Superb Location	Excellent Window Frontage
Air Conditioning	Fitted Kitchen
Entry Phone	Gas Heating
Comms. Room	Security Shutters

Lease: For a term by arrangement on full repairing and insuring terms.

Rent **£37,500 p.a.x** Vat is not applicable.

Rates: Rateable Value: £33,500 (Camden). Please check with Council for rates payable figure

Insurance Buildings insurance of approximately £500.00 p.a. will be payable by an ingoing tenant.

References: A charge of £250.00 + 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.



N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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