



Modern Offices Adjacent To Finchley Road Underground 1200 Sq Ft (111M²) New Lease **Suite E 1-3 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 excellent transport facilities including numerous bus routes. Shopping and catering facilities are first rate, with nearby traders including a large Waitrose, Subway and the O2 Shopping Centre.
- Accommodation:** Comprises approximately 1200 sq ft on the 2nd floor, mainly in open plan with kitchen and wc facilities..
- Amenities:** Air Conditioning
Gas Heating
Excellent Natural Light
Fitted Kitchen
Additional Skylighting
Internal WC
Oak Laminate Flooring
- Lease:** For a term by arrangement on full repairing and insuring terms.
- Rent** £ 40,000 p.a.x. Vat is not applicable.
- Rates:** Rateable Value from April 2026 is £45,500 (Camden)
- Service Charge:** Approximately £3.90 per sq ft per annum

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

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

References: A charge of £300.00 inclusive of VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken whether or not they are accepted by the Landlord.

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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