

PRELIMINARY DETAILS

127 - 131 Finchley Road, Swiss Cottage, London, NW3 6HY



HIGHLY PROMINENT RETAIL UNIT(S) TO LET

Immediately Adjacent to Swiss Cottage Station

Parking Included

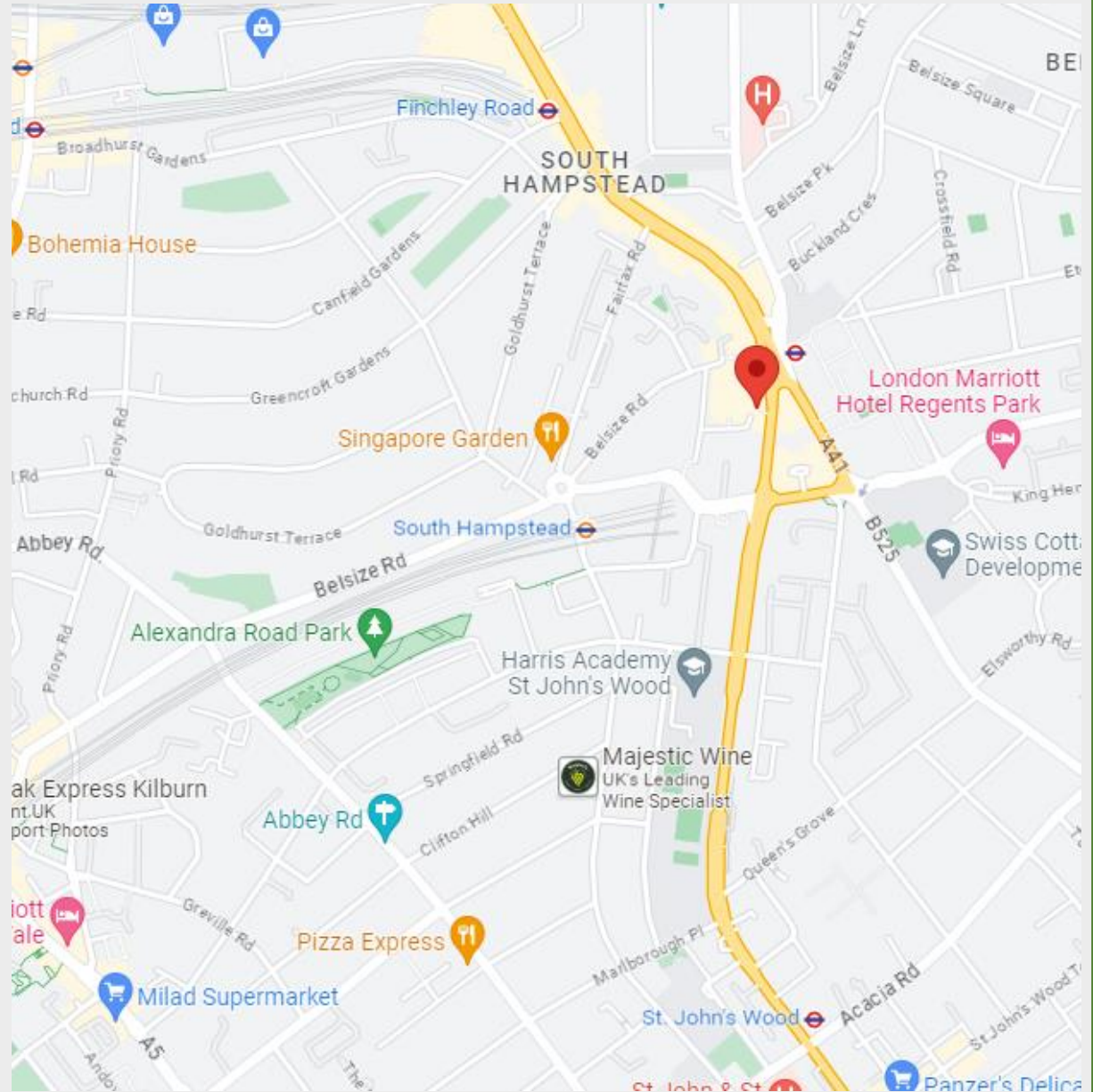
Class 'E' Use

From 1,302 sq ft to 9,489 sq ft



LOCATION

The property is located in Swiss Cottage, on the southern side of Finchley Road opposite its junction with Avenue Road and immediately opposite Swiss Cottage Underground Station (Jubilee Line). South Hampstead Station (Overground) is also a 5-minute walk away. The location provides easy road access into the West End and north west London, with Baker Street being 2.7 miles away and Camden Town being 2.6 miles away. Nearby occupiers include, Waitrose, Boots, Aldi, Starbucks Coffee, Tesco Metro & Odeon Cinema.



DESCRIPTION

The available accommodation comprises the ground floor of 127 - 131 Finchley Road. The property benefits from extensive quadruple frontage and full height glazing and will be handed over in shell and core condition with capped off services. There is a loading bay and small storage room to the rear of the property, as well as car park of which up to 20 spaces can be made available with the property. The accommodation is available as a whole or in 3 different configurations.

AMENITIES

- Shell & Core w/ capped off services
- Amenable open plan space
- Highly prominent frontage
- Basement storage
- Dedicated loading bay + lift
- Demised plant room
- Surround natural light
- Minimal columns
- Parking to the rear
- Rear access from Belsize Road
- Ceiling height of 3.3m – 3.6m

SIZES & AVAILABLE CONFIGURATIONS

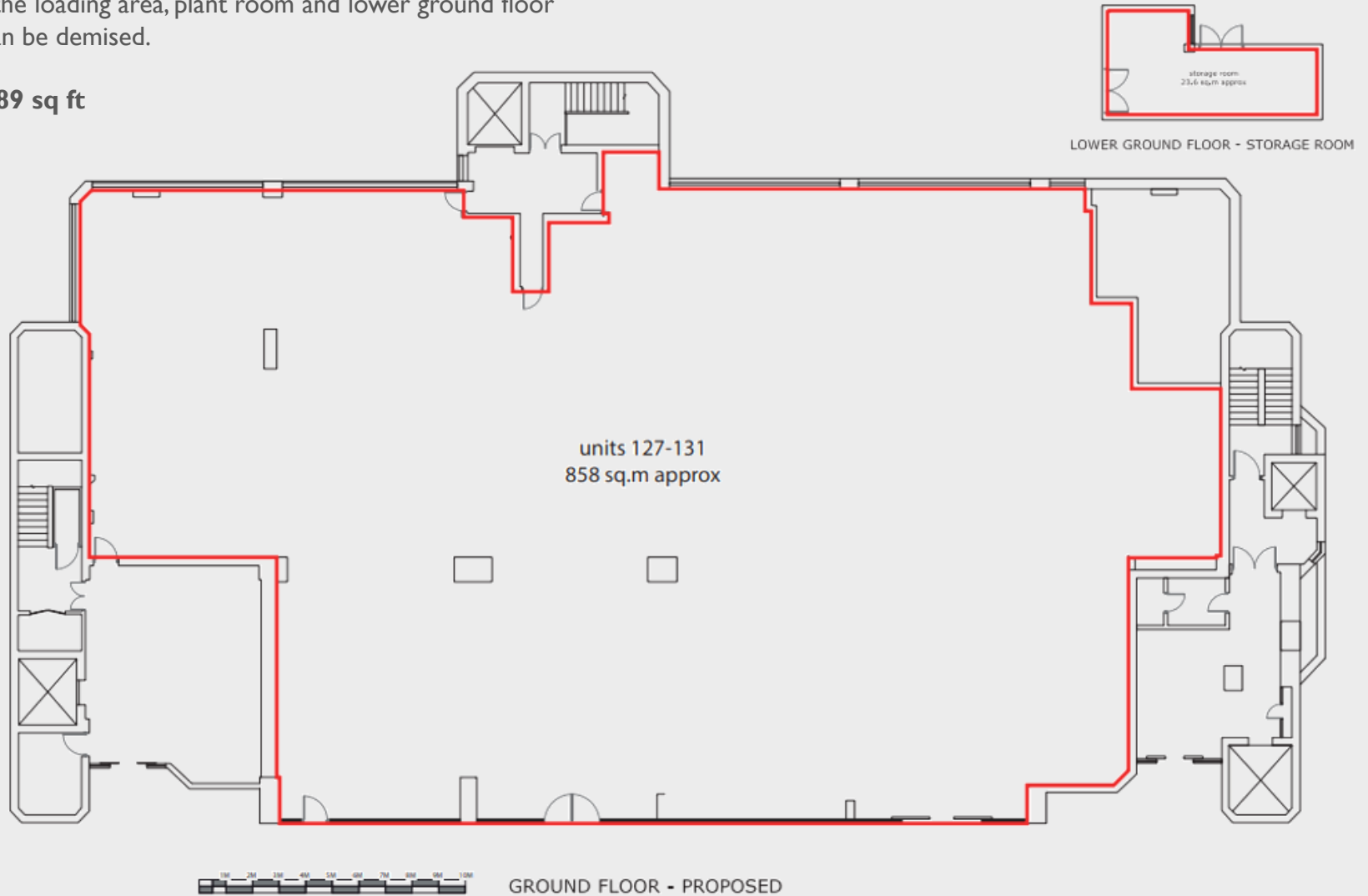
Unit	Floor	SQ M	SQ FT
Unit 1	Ground	271	2,917
Unit 2	Ground	121	1,302
Unit 3	Ground	446	4,800
Entire Parade	Ground	858	9,235
	Lower Ground	23.6	254



AVAILABLE CONFIGURATIONS - WHOLE

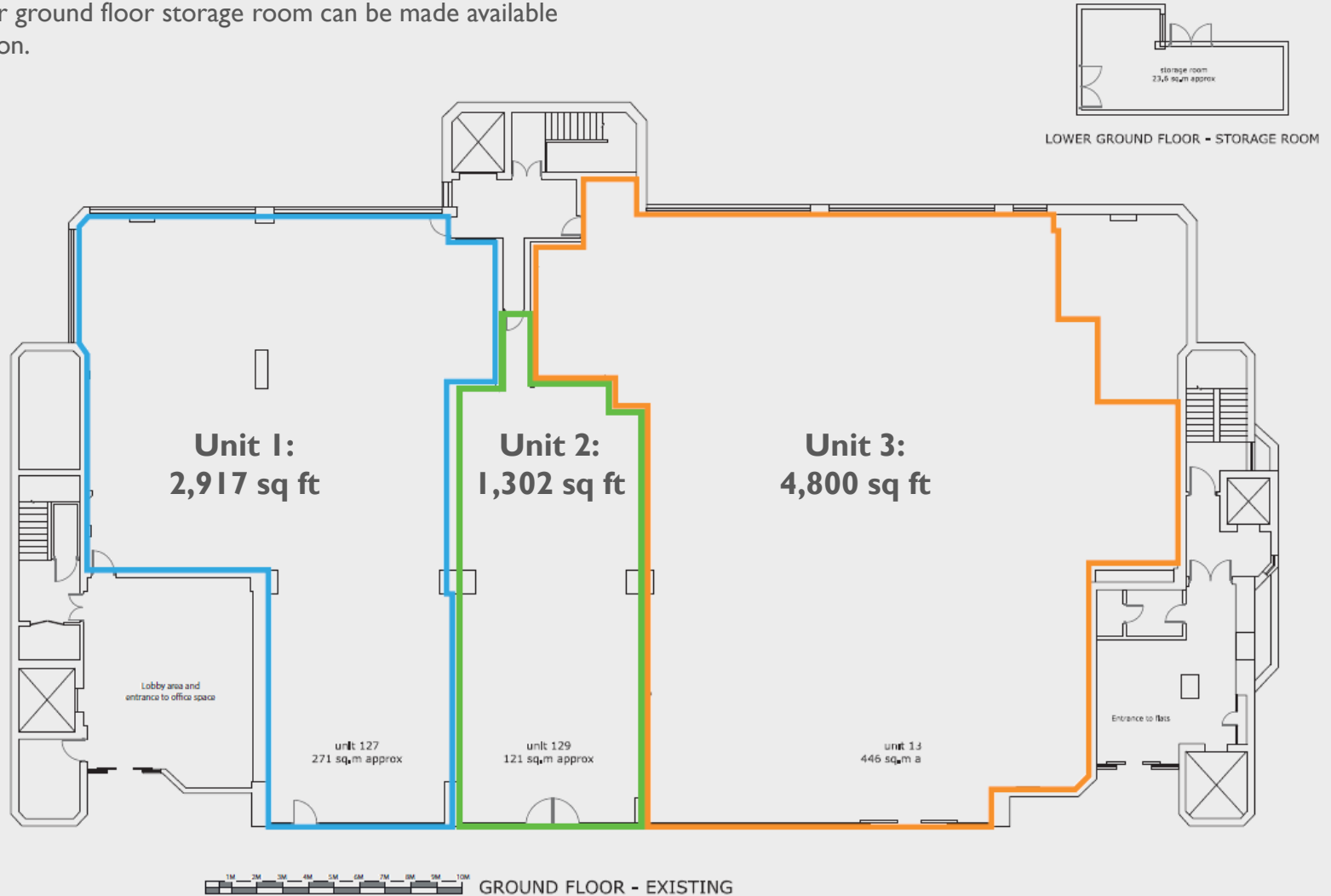
The property can be delivered in its entirety, in the below configuration. In this instance the loading area, plant room and lower ground floor storage room can be demised.

Total NIA: 9,489 sq ft



AVAILABLE CONFIGURATIONS – SPLIT

The property can be also split & delivered in the below configurations, or in a combination of the possible areas. In this instance the loading area, plant room and lower ground floor storage room can be made available by separate negotiation.



TERMS

LEASE:

A new Fully Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed.

RENT:

On Application.

SERVICE CHARGE:

TBA

BUSINESS RATES:

TBA

USE:

The property benefits from Class 'E' use and be used for several different uses including food preparation, office/logistics, leisure etc.

VAT:

The building is registered for VAT which is payable on the rent and service charge.

VIEWINGS:

Strictly by appointment only.

POSSESSION:

The properties are ready for occupation immediately upon completion of legal formalities.

For further info please contact **Sole Agents Ascent RE:**

David Raymond

david@ascentre.co.uk

0207 101 3385

07808 238 184

Dan Harris

daniel@ascentre.co.uk

0207 101 3385

07834 357 260

