

8,000+ SQ FT CLASS E SPACE TO LET - FINCHLEY ROAD

321-335 Finchley Road, London NW3 6EP



Savills London

33 Margaret
Street London
W1G 0JD

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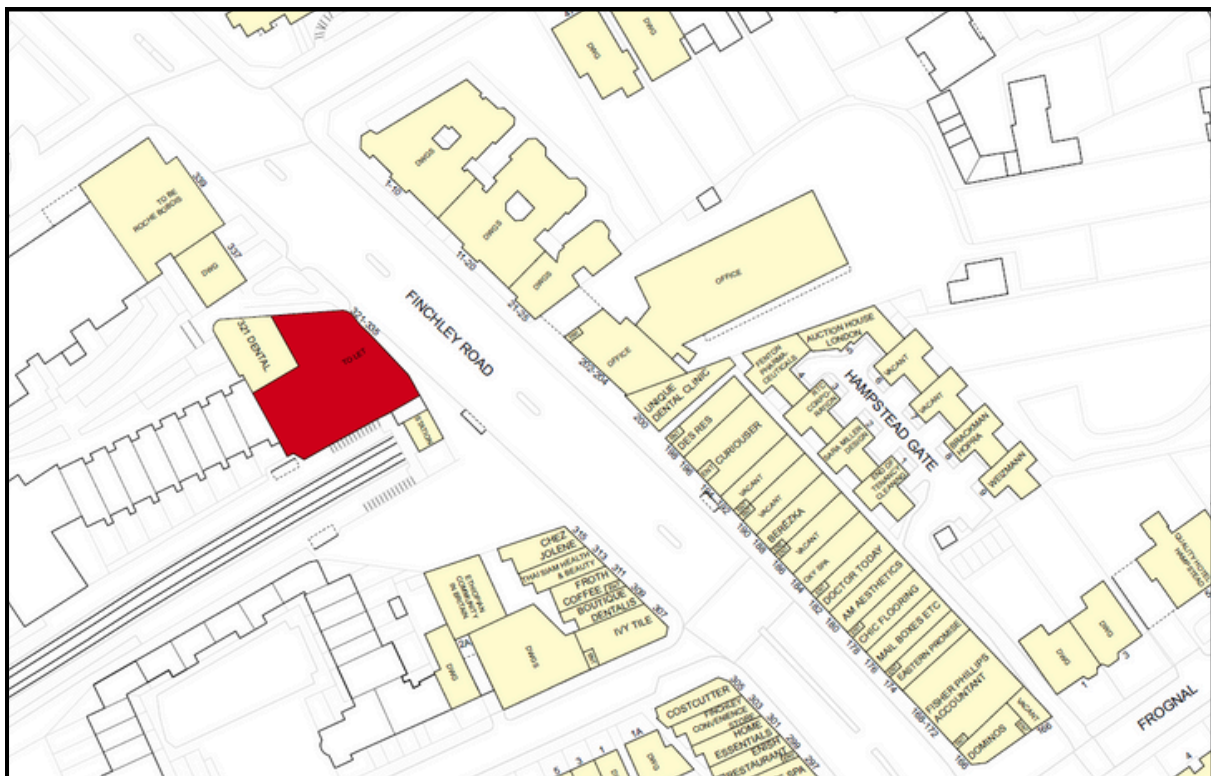
Key Highlights

- Prominent retail premises located in a prime position on Finchley Road.
- The unit is positioned immediately next to the entrance of Finchley Road and Frognal Overground Station and therefore benefits from high levels of passing footfall.
- The property enjoys high visibility thanks to substantial daily traffic flow, exceeding 41,000 vehicles a day.
- The property boasts an extensive frontage of approximately 96 feet.
- Providing over 8,000 sq. ft of Class E space.
- Nearby occupiers include, **Roche Bobois, 321 Dental, Camden Art Centre** and **Taro**.

Accommodation

The unit is arranged over ground and lower ground level, providing the following net internal floor areas:

Frontage :	96 ft	29.2 m
Ground Floor :	5,102 sq ft	473.99 sq m
Lower Ground Floor :	3,015 sq ft	280.10 sq m
Total:	8,117 sq ft	754.09 sq m



Viewing & further information

Strictly by prior arrangement only with:

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Or via our joint agent:

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Rent

We are seeking offers in the region of **£250,000**, per annum exclusive.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rateable Value effective from 1st April 2023

Rateable Value (2025/26)	£132,000
UBR (2025/26):	£0.546p
Rates Payable:	£74,712pa
Crossrail Surcharge:	0.02p

Parties are advised to make their own enquiries with the Local Authority

Service charge

To be confirmed.

Use

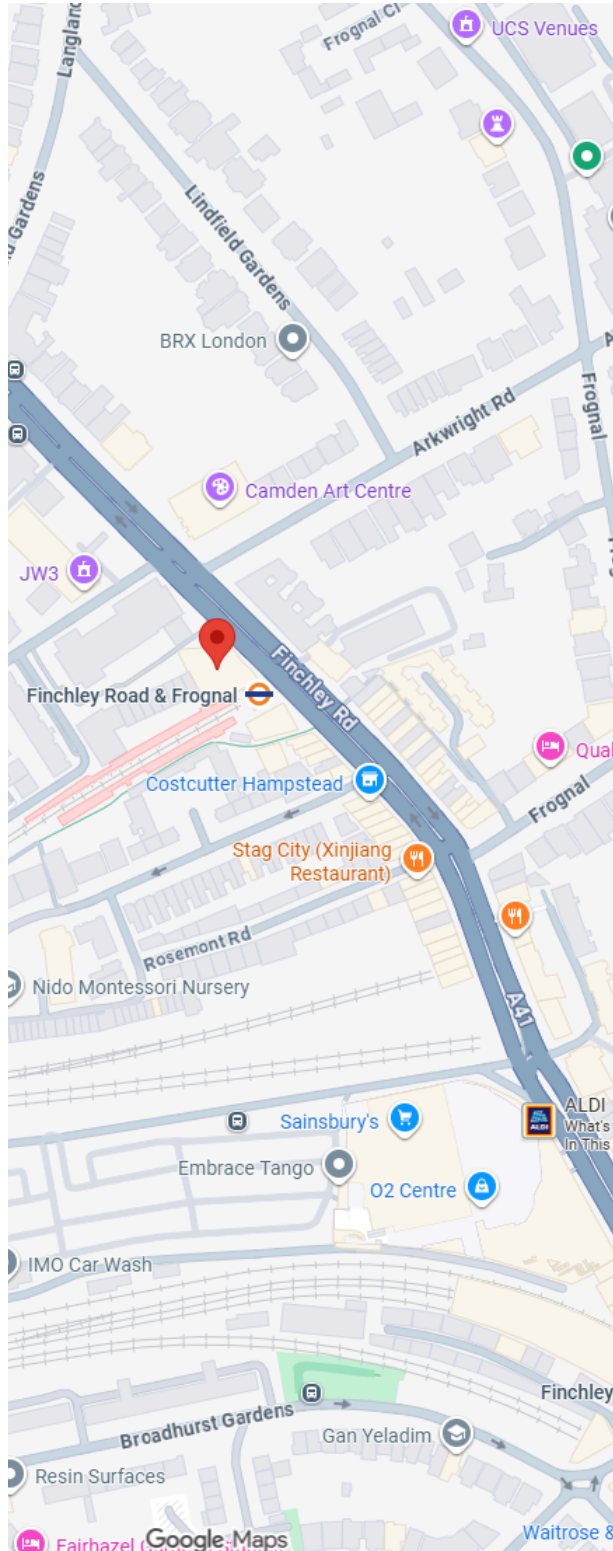
The premises currently benefits from class E use which includes various commercial uses including Retail, Restaurant, Office, or Gym space without the need for change of use.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

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