
CHARLES HOUSE

108/110 FINCHLEY ROAD
SWISS COTTAGE, LONDON NW3

LAST FLOOR AVAILABLE AFTER LETTING OF 5th FLOOR



**RENT £24.50 PER SQ FT EXCLUSIVE
PLUS FIXED SERVICE CHARGE**

ENTIRE FIRST FLOOR TO LET
2,680 sq ft Approx



DESCRIPTION

The entire first floor is newly refurbished to a high standard and in open plan ready for a tenant fit out.

The office benefits from excellent natural light with dual aspect windows and can easily be divided to create a range of private offices and meeting rooms if required. The floor extends to **2,680 sq ft** approx.



FEATURES

Newly redecorated & upgraded common parts

Two passenger lifts

New perimeter and underfloor trunking

New suspended ceiling with LED lighting

VRC comfort cooling/heating

New Carpeting

Capped off services for kitchenette

Attractive ground floor entrance

Commissionaire

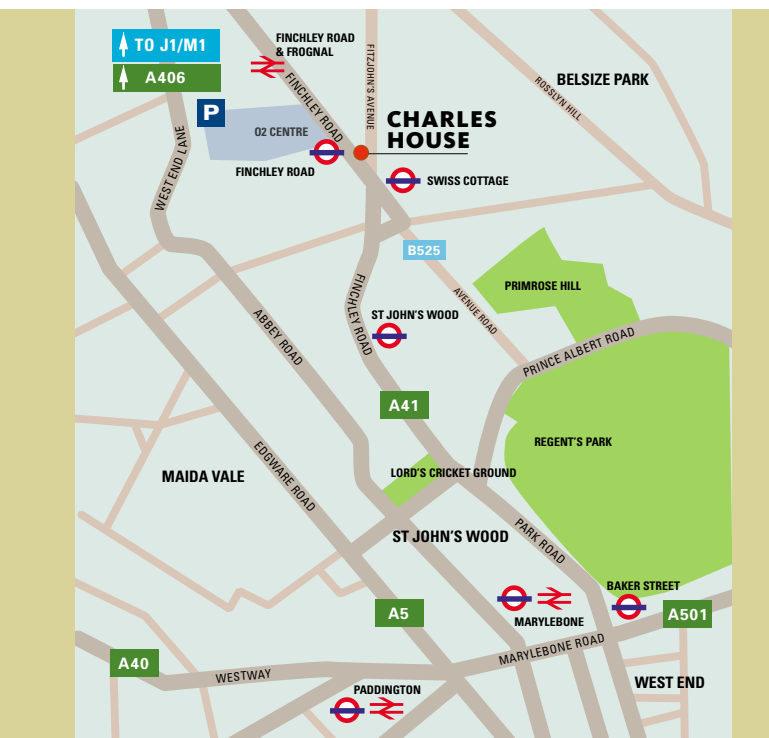


LOCATION

This prominent modern building is situated within a few minutes walk to both Finchley Road and Swiss Cottage stations (Jubilee Line) and also Finchley Road & Frognal station (London Overground). In addition there are numerous bus routes with direct access to Marylebone and Central London.



Local occupiers include Waitrose, Pret, Tortilla, HSBC and Natwest. There are also a variety of independent restaurants and cafes.



For further information, floor plans and viewing contact the joint sole agents.

LEASE A new full repairing and insuring lease direct from the freeholder for a term to be agreed and excluded from the Landlord and Tenant Act 1954.

RENT £24.50 per sq ft exclusive of outgoings.

SERVICE CHARGE A fixed service charge of £10 per sq ft increasing annually in line with RPI.

EPC C45.



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Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (January 2024)