

# SUITE E

1-3 CANFIELD PLACE, NW6 3BT

---

FOREST  
REAL ESTATE



# TO LET

## 1,210 SQ FT

### Newly Renovated Open Plan Self Contained Office With Air Conditioning

#### Key Features

---

- Newly Decorated & Refurbished Throughout
- Dual Aspect Windows
- Gas Central Heating
- Great Natural Light
- Perimeter Trunking
- Available Now
- Air Conditioning
- Fitted Kitchen & WC
- Sky Lights
- LED Lighting
- Video Entry System
- Within a Few Minutes Walk of Waitrose and Finchley Road Station

**Suite E, 1-3 Canfield PLace**  
NW6 3BT







## Description

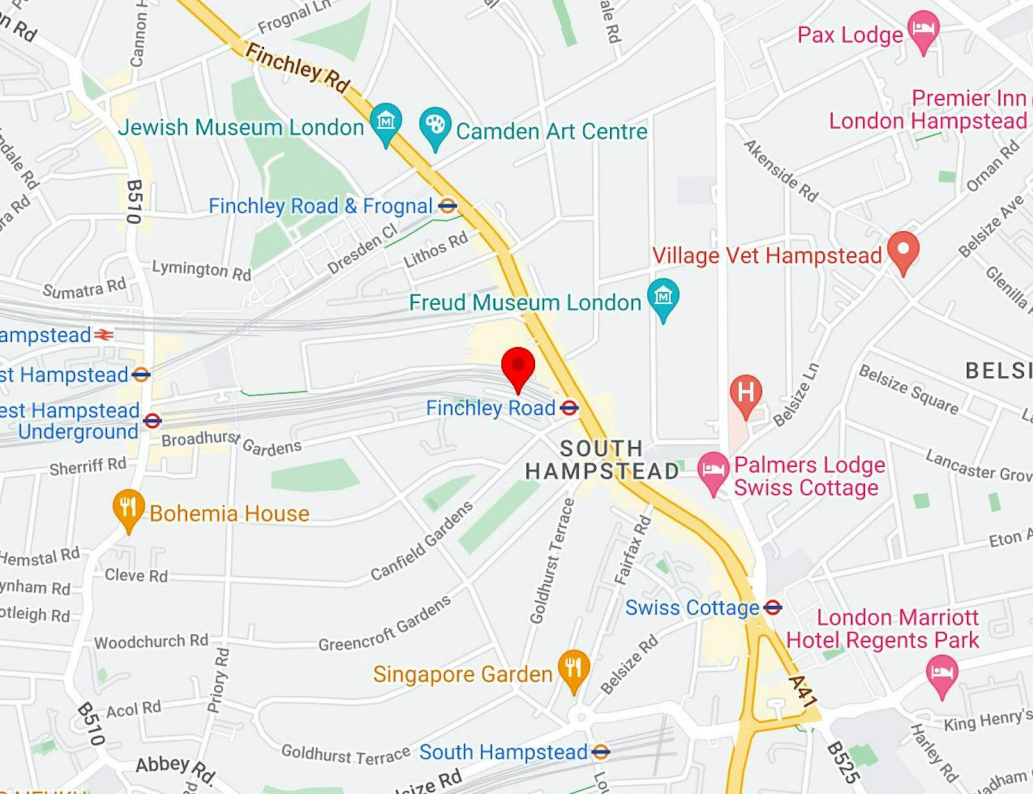
This second floor office is open plan, set within a modern architecturally designed office block.

The office has recently been refurbished throughout. Amenities include light fittings, carpets and kitchen and a WC.

## Location

The property is located in a quiet mews, situated immediately behind Finchley Road Underground Station (Jubilee and Metropolitan Line), providing rapid rail access to the West End and City.

In addition, the property is well served by a number of bus routes which pass along Finchley Road and is within a few minutes' walk of the O2 Centre, Waitrose and many restaurants, shopping, cinema and fitness facilities. The property is a short drive from Central London.



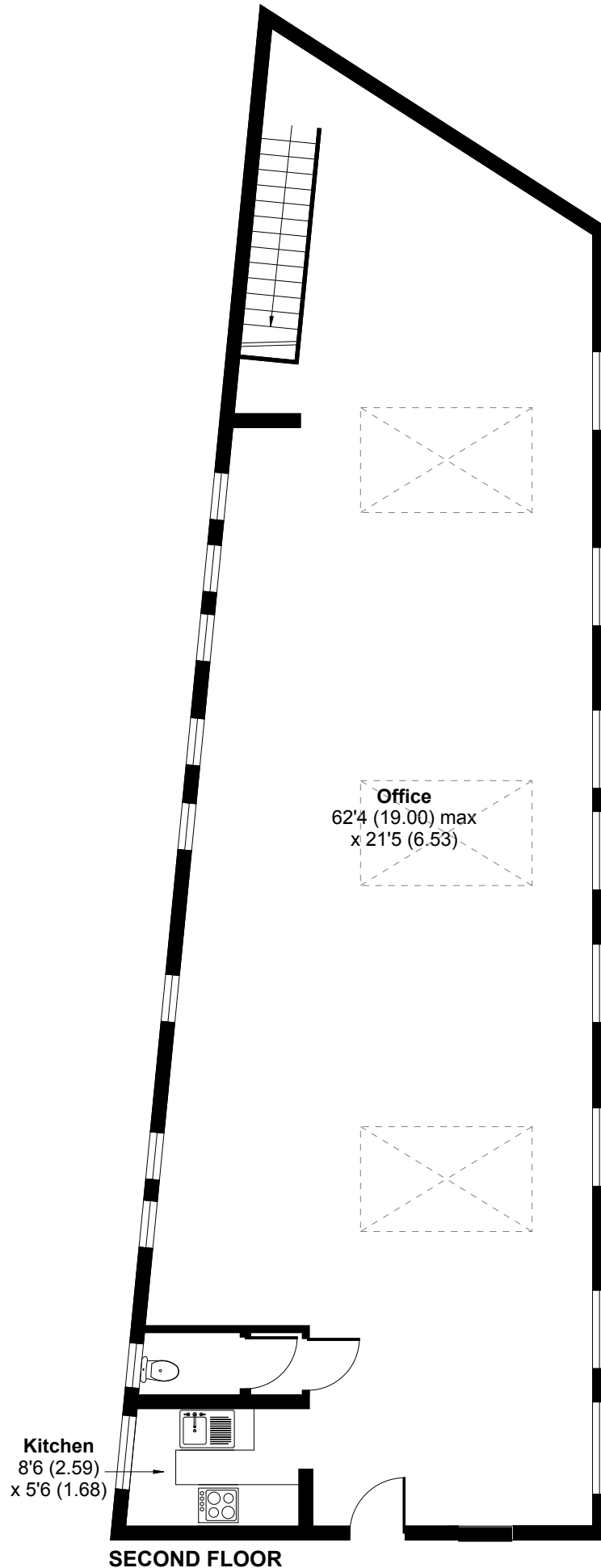






# Canfield Place, London, NW6

For identification only - Not to scale



# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£45,500.00 per annum
<b>Rates</b>	£19,461 per annum
<b>Service Charge</b>	£4,900 per annum
<b>VAT</b>	VAT Exempt
<b>EPC</b>	On application

# Contact

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## North London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Suite E, 1-3 Canfield PLace**  
NW6 3BT

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/05/2024