

771 FINCHLEY ROAD

CHILDS HILL, NW11 8DN

FOREST
REAL ESTATE

TO LET

138 TO 480 SQ FT

Three medical rooms available under an all-inclusive rent.

Key Features

- All-inclusive rent
- Reception area
- Suitable to a variety of medical/leisure occupiers
- 2.6m ceiling height
- Shared courtyard
- Parking on application

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Description

Forest Real Estate are marketing three medical practice rooms that are located within an established dental practice.

All occupiers would benefit from a manned reception at the entrance which is included under the headline rent.

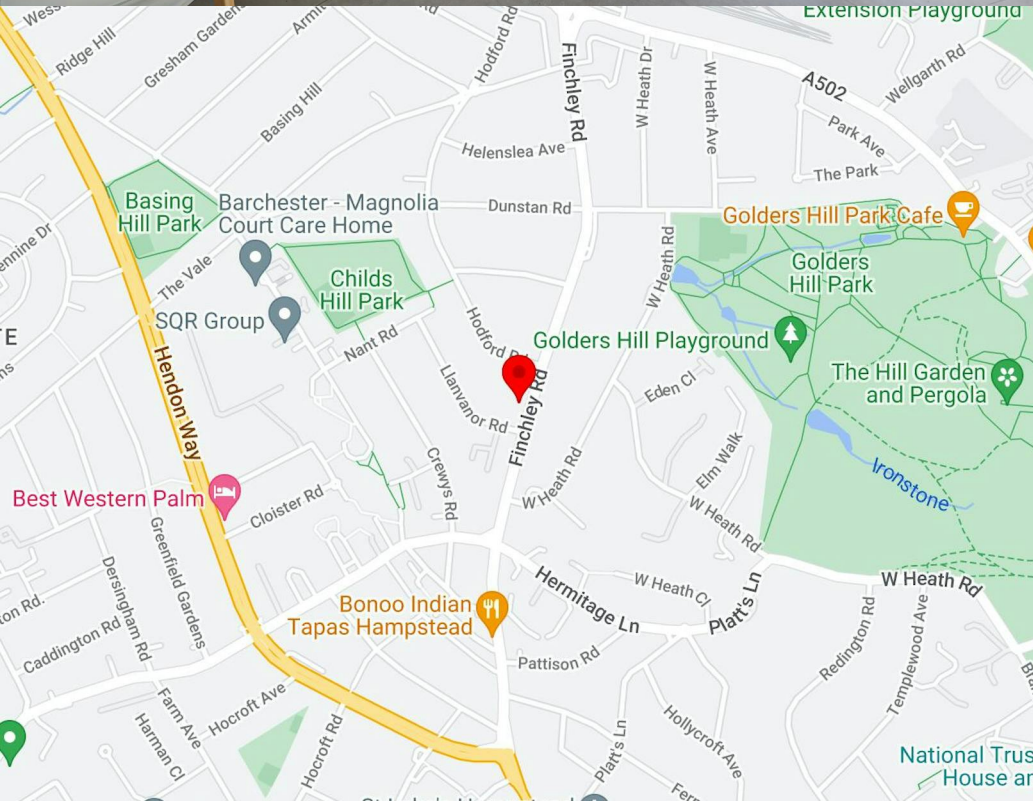
The headline rent is also inclusive of utilities, service charge and business rates.

This premises provides a great opportunity for medical/leisure business to establish themselves in this location for a client base in this area.

Location

The property is located on the corner of Finchley Road within walking distance from Golders Green.

This premises is only a short walk from amenities of Golders Green Road and Underground Station providing great access to the Northern Line. The High Street also offers a range of restaurants and cafes.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1	144	13.38	£13,406.25 /annum	Available
Unit - 2	198	18.39	£18,562.50 /annum	Available
Unit - 3	138	12.82	£12,967.50 /annum	Available
Total	480	44.59		
Lease	New Lease			
Rent	£12,967.50 - £45,000 per annum			
Rates	Included in the headline rent.			
Service Charge	Included in the headline rent.			
VAT	Applicable			
EPC	On application			

Contact

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