402 FINCHLEY ROAD

CHILDS HILL, NW2 2HR

FOREST
REAL ESTATE

TO LET / FOR SALE

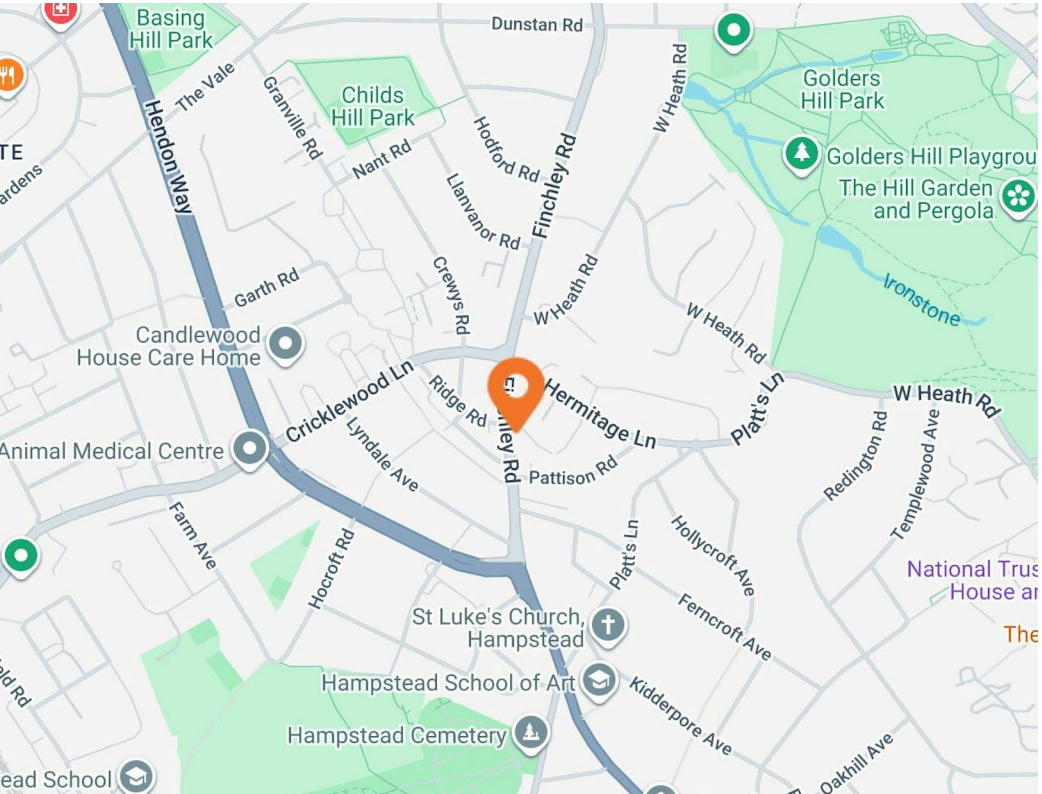
1,869 SQ FT

New Build Retail/Leisure Unit

Key Features

- New Build
- Shell & Core Finish
- Use Class E
- Concrete Floor
- 999 Year Leasehold
- Open Plan Lateral Floor Plate
- 15ft Glazed Frontage
- Adjacent to Screwfix and Costa Coffee

402 Finchley Road
Childs Hill, NW2 2HR



Description

A rare opportunity to acquire a brand-new commercial unit extending to just under 2,000 ft2, presented in shell & core condition and ready for bespoke fit-out. Boasting an impressive 15 ft frontage, the space offers excellent visibility and strong street presence.

The open-plan layout provides maximum flexibility, making it ideally suited to a wide range of occupiers including retail, leisure, or office use. Designed with versatility in mind, this modern unit offers a blank canvas for businesses looking to establish themselves in a high-quality, newly built environment.

Location

Strategically located on Finchley Road, moments from Hampstead, this address occupies a prestigious North London location renowned for its architectural quality and established reputation. The site offers direct and efficient access to Central London, making it an ideal base for businesses seeking a prominent and well-connected presence.

The surrounding area is home to a dynamic mix of professional services, high-quality restaurants, and cultural venues, providing convenient amenities for staff and clients alike. Excellent transport links, including road and rail connections, ensure seamless connectivity across the capital, supporting both daily operations and client engagement.

Plans

Floor Layout

1 2000 - BR_00_Ground Floor
1 : 50

2 2000 - BR_01_First Floor
1 : 50

3 2000 - BR_02_Second Floor
1 : 50

DRAFT FOR DISCUSSION

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Site Plan/Key Plan

Rev	Date	Amendments	By	Chkd
A	11/05/23	Layout amendments as per client & fire engineer comments	SF	GH
B	24/05/23	External walls adjustment as per city planner comments. Fire strategy as per fire engineer meeting comments	SF	GH
C	12/06/23	Fire strategy amendments as per latest BSR meeting minutes comments	SF	GH
D	27/06/23	Fire strategy amendments as per latest comments	SF	GH
E	03/08/23	Layout amendments to lift arrangements & adjacent kitchen meetings comments	SF	GH
F	24/07/23	Layout amendments as per latest meetings with client	SF	GH
G	28/08/23	Planning & fire stage updates	SF	GH
H	04/09/23	Layout amendments as per latest fire strategy comments & client requests	SF	GH
I	18/09/23	Layout amendments as per latest fire strategy & as per client request	SF	GH
J	18/09/23	Minor layout changes as per client & small corresponding changes to elevations	SF	GH
K	06/04/24	Flat to let up as one building plot for the client's request	SF	GH
L	26/04/24	External space amends to address due to lack of building warrant	SF	GH
M	26/06/24	Layout amendments including changes made to & details for balconies, balustrades & windows as per client request. Grid 2 bathroom first elevation changed to match other elevations. Grid 2 additional window to side elevation and bedroom 2 to flat 03 as per latest meeting and client comments	SF	GH
N	17/08/24	Layout amendments as per client's comment added	SF	GH
O	09/09/24	Layout amendments added as per latest meeting comments	SF	GH
P	06/09/24	Layout amendments including add wheelchair bathroom amenity as per latest comments & support	SF	GH

EXTERNAL WALL TYPES

- Type 01 — Please refer to Building Regs note 11
- Type 01a — Please refer to Building Regs note 11a
- Type 02 — Please refer to Building Regs note 12
- Type 03 — Please refer to Building Regs note 13

EXTERNAL WALL TYPES

- Type 04 — Please refer to Building Regs note 21
- Type 05 — Please refer to Building Regs note 22
- Type 06a — Please refer to Building Regs note 23
- Type 06b — Please refer to Building Regs note 23
- Type 07 — Please refer to Building Regs note 24
- Type 08 — Please refer to Building Regs note 25

* Note: Moisture resistant gypsum plasterboard to be used in all bathrooms, showers and wet areas. Tiles to be used in wet areas, as appropriate. Tiles not to be used to be used behind areas of wall fitting around baths, showers and wet rooms.

Cavity Barriers

Cavity barriers to be provided around all openings as well as to every floor level and separating walls.

All fire barriers and cavity closers to be 30min (min) rated.

- Cavity Barriers
- Cavity Closer

Fire and Smoke Detection

- (F) Heat Alarm
- (S) Smoke Alarm

Smoke alarms to BS5446, Fire Alarms to BS5839

Mains Wired Smoke Detection to be provided to all apartments.

A BS 5839-6 2019 Grade A Category LD1 (or equivalent) Fire Alarm System will be provided throughout the building. Manual call points will be provided sited within the ground floor circulation space of staff office.

Legend

- (Area denotes route of above ground internal drainage
- (Area denotes route within floor construction

All drainage & plumbing gradients, corner bins & positions to be designed by the contractor. Please refer to M & E design drawings & specification

(Area denotes route of mechanical extract vent

Direction of Beam & Block or Pan / Tile (Refer to Specialist)

O.G Obscure Glazing

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Project
Proposed Residential Development
402 Finchley Road

Client
Proma Ltd

Drawing Title
Proposed Ground, 1st & 2nd Floor Plans

Date	Scale	Drawn	Checked
May 2023	1 : 50	KP	GH

Project No.	Size	Status
3395	A0	Construction

Drawing Number	Revision
3395-DEN-ZZ-00-DR-A-2000	P

Availability

Lease	New Lease
Rent	£40,000 per annum
Price	£625,000
Rates	Applicants are to make their own enquiries to the London Borough of Barnet.
Service Charge	£1,200 per annum
VAT	Applicable
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Contact

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