

OFFICE TO LET | 4,840 SQ FT

# 773 FINCHLEY ROAD, CHILDS HILL, NW11 8DN

## FULLY FITTED COMMERCIAL SPACE ALL E-USES CONSIDERED SUBJECT TO THE LANDLORDS CONSENT

- Possibility for e-uses Including, Office, Showroom, Medical, Leisure, Fitness and other e-uses subject to landlords consent
- Excellent parking provision with 8 parking spaces in a secure basement car park
- Great natural light via windows onto a landscaped courtyard
- Fitted out to a high standard and ready to occupy
- Collection of boardrooms / private office / meeting rooms
- Large kitchen and break out area and an additional tea point / kitchen
- Dedicated street level access
- Fully air-conditioned



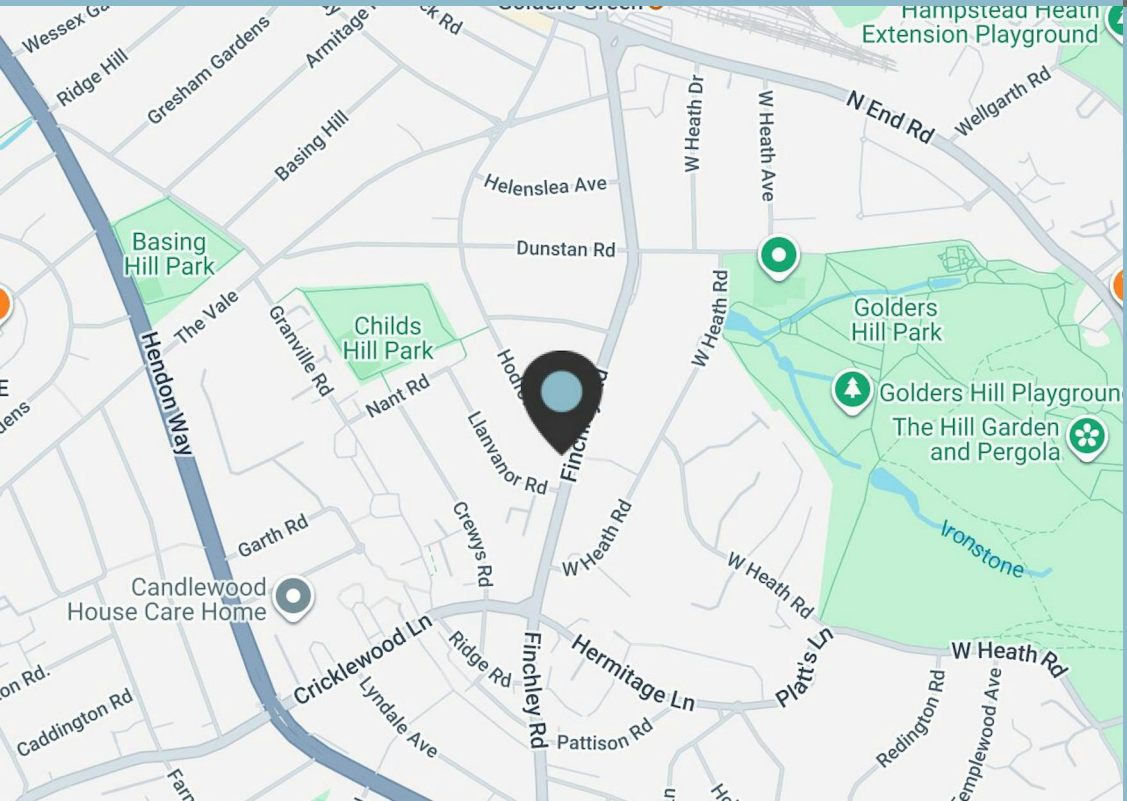
# DESCRIPTION

Comprising a high quality, self-contained lower ground floor office within a luxury mixed-use development, prominently located on the Finchley Road and benefitting from a dedicated street entrance.

The accommodation is fitted to an excellent standard to provide predominantly open plan space, together with three meeting rooms and three private offices. The property also benefits from a server room, reception area, breakout space, tea point, kitchen with break out area, and staff WCs.

The property offers a rare opportunity to lease a fully fitted HQ style office.






# LOCATION

773 Finchley Road is prominently positioned in Childs Hill, immediately adjacent to Hampstead and within close proximity to Golders Green Underground Station (Northern Line), providing excellent connectivity into Central London.

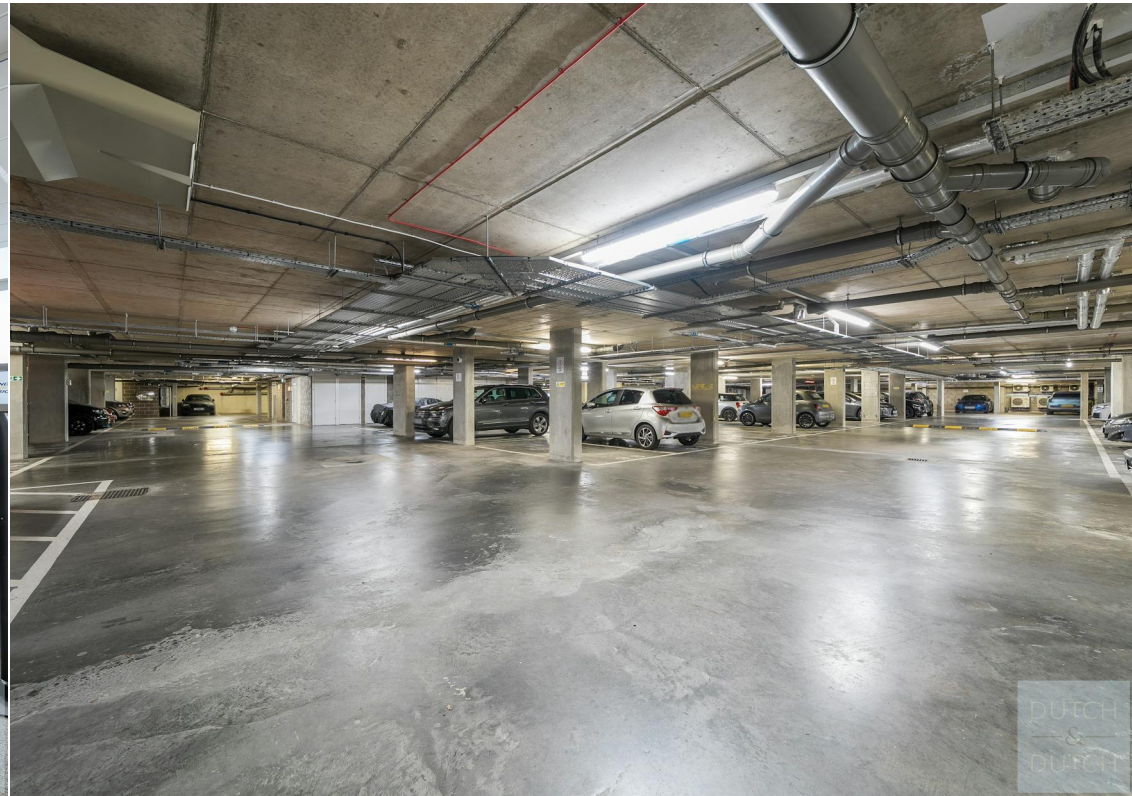
The property benefits from a wide range of nearby amenities, including an array of cafés, restaurants and local occupiers, with the further retail and leisure offerings of Golders Green and Brent Cross both within a short distance.

In addition, the area is well served by green open spaces, with Golders Hill Park and Child's Hill Park nearby, enhancing the overall appeal for occupiers.









## AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Lower Ground | 4,840 | 449.65 | Available |

## RENT

£145,200 per annum plus VAT

## RATES & CHARGES

Rates payable: £11.12 per sq ft

## TERMS

Available to let on a new lease for a term by arrangement.

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



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