Commercial Real Estate Consultants www.dmaproperty.com

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## 235/237 FINCHLEY ROAD LONDON, NW3 6LS

DMA



BASEMENT - TO LET	£30,000	p/a exclusive
A1/A2 Use	1,370	Sq ft
Self contained Basement space		
*Alternative Uses will be considered subject to planning*		
100 metres from Finchley Road Station (London Underground footfall figures 10 million passengers per annum)		
The property occupies a prominent and busy trading position in between <b>Finchley Road</b> <b>Station</b> and <b>The O2 Centre</b> . Nearby traders include <b>Subway</b> , <b>Pizza Express</b> , <b>Habitat</b> and		

Basement 1,370 sq ft 127.3 m2

The above information is believed to be correct but is intended for guidance only and its accuracy is not guaranteed. It does not constitute an offer and must not be relied on as representation of facts or as otherwise forming the basis of a contract. The vendors or lessors do not, and neither DMA nor their employees have any authority to make or give any representation or warranty in relation to the property.



Lease	A new effective full repairing and insuring lease for a term to be agreed.
Rent	£30,000 per annum exclusive - WITHOUT PREMIUM
Rates	Interested parties are recommended to make their own enquiries with rating department of London Borough of Camden, Tel: 020 7278 4444.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact <b>DMA</b> -
	Alex Cooper 020 7318 6927 / acooper@dmaproperty.com
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	Subject to Contract & VAT