



OFFICE AVAILABLE TO LET, £49,950 per annum, 1,278 sq ft

Suite B, 1-3 Canfield Place

1-3 Canfield Place, West Hampstead, London, UK NW6 3BT

Self Contained Office To Let - Newly Refurbished

The office is self contained from street level and is open plan throughout. The office has just been renovated and benefits from air-conditioning, gas central heating, exposed brick, good natural light, kitchen and WC. The office is available now.

Self contained office with own front door from street level

Air conditioning and gas central heating

Open plan throughout

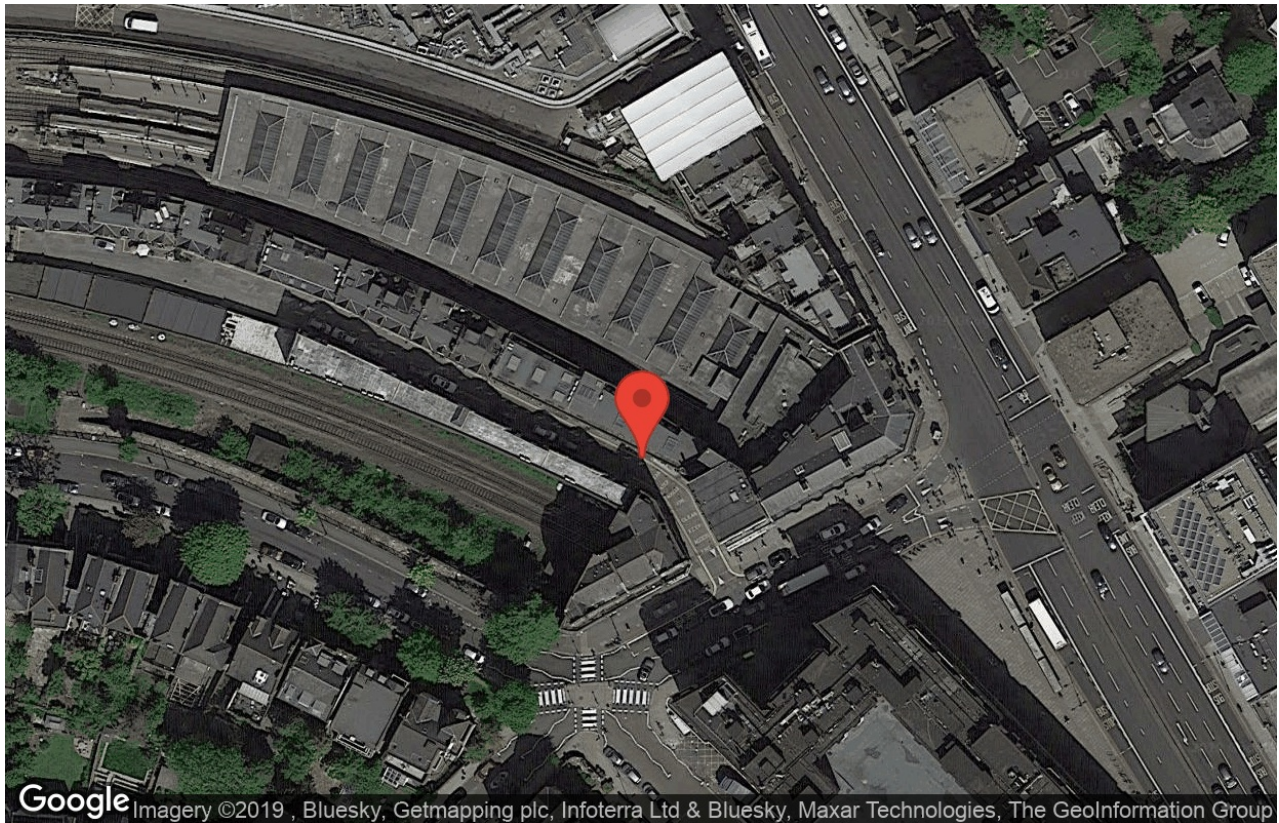
Adjacent to Waitrose Supermarket

Short drive from Central London

One minute from Finchley Road Station (Jubilee &
Metropolitan Line)



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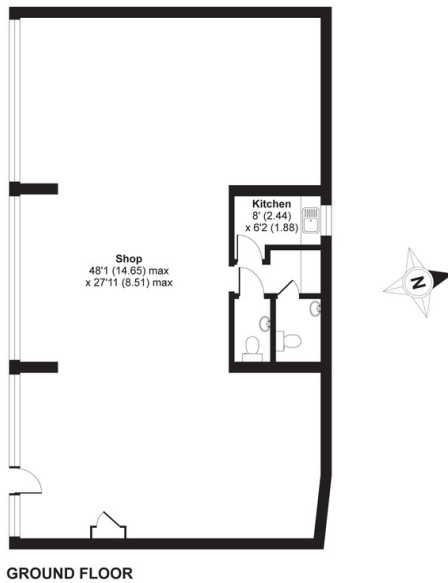
Data provided by Google

Units & availability

* All sizes NIA

Canfield Place, London, NW6

APPROX. GROSS INTERNAL FLOOR AREA 1338 SQ FT 124.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Essentials

Rent	£49,950 per annum
Est. S/C	£4,200 per annum
Est. rates payable	£15,050 per annum
Building type	Office
Planning class	B1
Size	1,278 Sq ft
VAT charges	No VAT.
EPC category	C
EPC certificate	Available on request

Marketed by: Dutch & Dutch

For more information please visit:

<http://example.org/m/30747-suite-b-1-3-canfield-place-1-3-canfield-place>

Location overview

Canfield Place is located just off the Finchley Road virtually adjoining Finchley Road's Station. The o2 centre is within a 5 minute walk and only a short drive to the centre of London.

Airports

London City 10.5m, London Heathrow 13.0m, London Luton 24.0m

National rail

Finchley Road & Frognal 0.3m, South Hampstead 0.4m, West Hampstead 0.5m

Tube

Finchley Road 0.0m, Finchley Road and Frognal 0.3m, Swiss Cottage 0.3m

Estimated rates

£15,050.00 per annum

Estimated service charge

£4,200.00 per annum

Legal costs

Each party to be responsible for their own legal costs.

VAT

No VAT.

Planning class

B1

EPC

Available on request

Notes:



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Quote reference: RENT-30747

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.