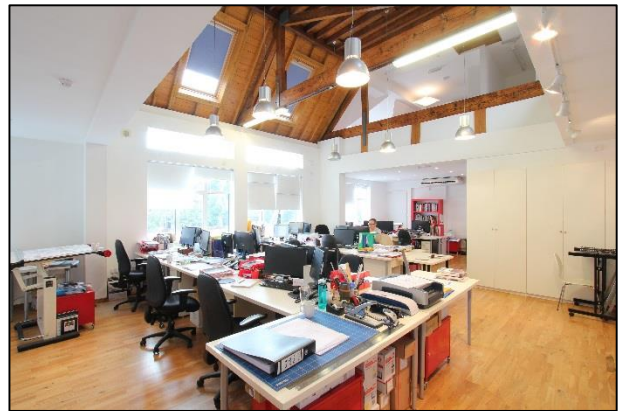
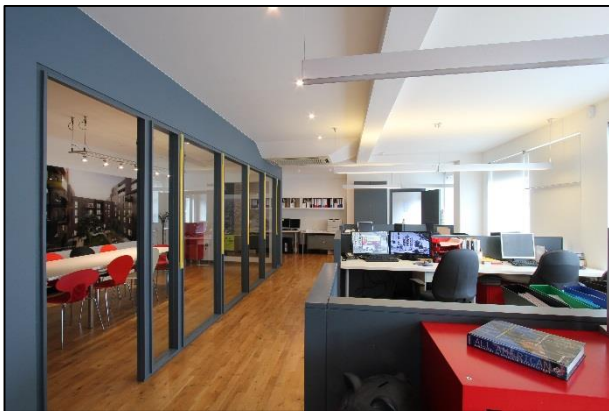


**\*\*NEW INSTRUCTION\*\***

**13 – 15 CANFIELD PLACE**

**LONDON NW6**



**ATTRACTIVE SELF-CONTAINED MEWS OFFICE BUILDING**

**2,631 SQ FT (244.43 SQ M) WITH CAR PARKING TO LET**

**LOCATION:** The property is located in a quiet mews, situated immediately behind Finchley Road Underground Station (Jubilee and Metropolitan Line), providing rapid rail access to the West End and City. In addition, the property is well served by a number of bus routes which pass along Finchley Road and is within a few minutes' walk of the O2 Centre with its many restaurants, shopping, cinema and fitness facilities.

**020 7522 8500**

**DESCRIPTION:** The property comprises a modern self-contained office building, arranged over ground, 1<sup>st</sup> and 2<sup>nd</sup> floors and has the following approximate net internal floor areas: -

Floor	Sq Ft	Sq M
Ground	1,160	107.77
1 <sup>st</sup>	954	88.63
2 <sup>nd</sup>	517	48.03
<b>Total</b>	<b>2,631</b>	<b>244.43</b>

The building was previously occupied by a firm of architects and provides characterful, modern, open plan floors together with a ground floor boardroom.

- AMENITIES:**
- Air conditioning
  - Attractive wood block flooring
  - Excellent natural light
  - Attractive timber truss roof
  - Car parking by separate arrangement
  - Immediate occupation

**TERM:** A new lease is available for a term by arrangement, excluded from sections 24 – 28 of the Landlord and Tenant Act 1954 (part II), as amended.

**RENT:** £105,000 per annum exclusive.

**BUSINESS RATES:** Approximately £9.65 per sq ft. Interested parties are asked to verify these figures with the London Borough of Camden.

**EPC RATING:** C-70

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**POSSESSION:** Immediate upon completion of legal formalities.

**VIEWINGS:** Strictly via appointment with the sole letting agents **MELLERSH & HARDING**

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