

# Swiss Cottage

115 Finchley Road, NW3 6HY

Q2-2017

**FOR RENT**



- Approximate gross area 4,965 sq ft
- Large multi-use commercial unit with parking
- Ideal for offices/warehouse/nursery/gym/medical uses
- Lease by negotiation
- Rent £30 per sq ft pax

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### LOCATION:

Adjacent to Swiss Cottage Underground Station (Jubilee Line), in a prime location set on a major junction on the west side of Finchley Road.



### DESCRIPTION:

A large ground floor property at the rear of a parade of retail units. Currently divided into several areas including a lofty warehouse sized space with a loading door. There is parking available for approximately 4-5 cars in a private gated driveway available by separate negotiation.

### EPC:

Available on request.

### LEGAL COSTS:

Each party to bear their own costs.

### LEASE:

For a term by arrangement.

### RENT:

Payable quarterly in advance plus VAT if applicable. A rent deposit may be required.

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