



Self-contained, Grade A, 12,162 sq ft office building with 25 car parking spaces.

MERIDIAN HOUSE

202-204 Finchley Road, Hampstead,
NW3 6BX

Office

TO LET

12,162 sq ft
(1,129.89 sq m)

- Fitted "plug and play" office accommodation available totaling 12,162 sq ft
- 25 car parking spaces within secure car park
- Available via Sub-Lease to July 2026, or for a longer term through a new lease direct with the landlord, following a simultaneous surrender of the existing lease.

Summary

Available Size	12,162 sq ft
Rent	Rent on application
Rates Payable	£16.25 per sq ft
Service Charge	£8.60 per sq ft
Car Parking	25 Car Parking Spaces
EPC Rating	Upon enquiry

Description

Ground, First and Second Floors: 12,162 sq ft (NIA)

Building specification includes:

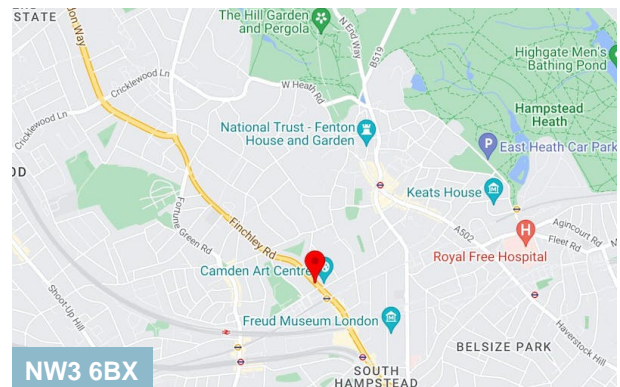
- Prominent retail frontage on Finchley Road
- Fitted office space
- Comfort cooling
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Separate male, female and disabled WC's
- 25 dedicated on-site car parking spaces available,

Location

The property is in a prominent position on Finchley Road, a short hop from central London and London's suburbs. With numerous amenities, this desirable location attracts a vibrant community of diverse occupiers.

Finchley Road is ideally located within a desirable part of London, with Hampstead Heath just 1 mile to the North-East, and Primrose Hill/Regents Park just over 1 mile to the south. The affluent suburbs of Belsize Park and St Johns Wood provide plenty of cafés, bars, shops and public spaces.

Meridian House is extremely well located, opposite Finchley Road & Frognal station, providing overground train services across London. Finchley Road underground station is just a 6 minute walk from the property, providing Jubilee and Metropolitan line services across London.



Viewing & Further Information



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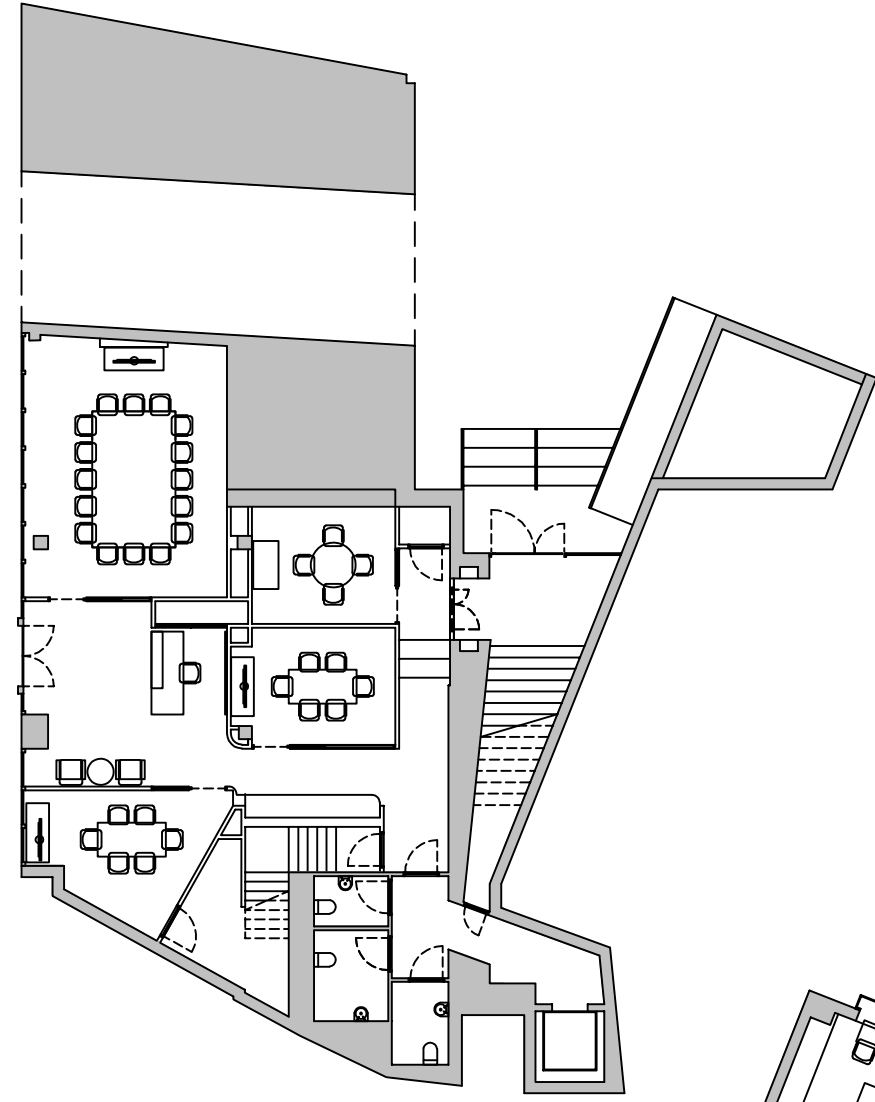
Ms Phoebe Robertson (Knight Frank)

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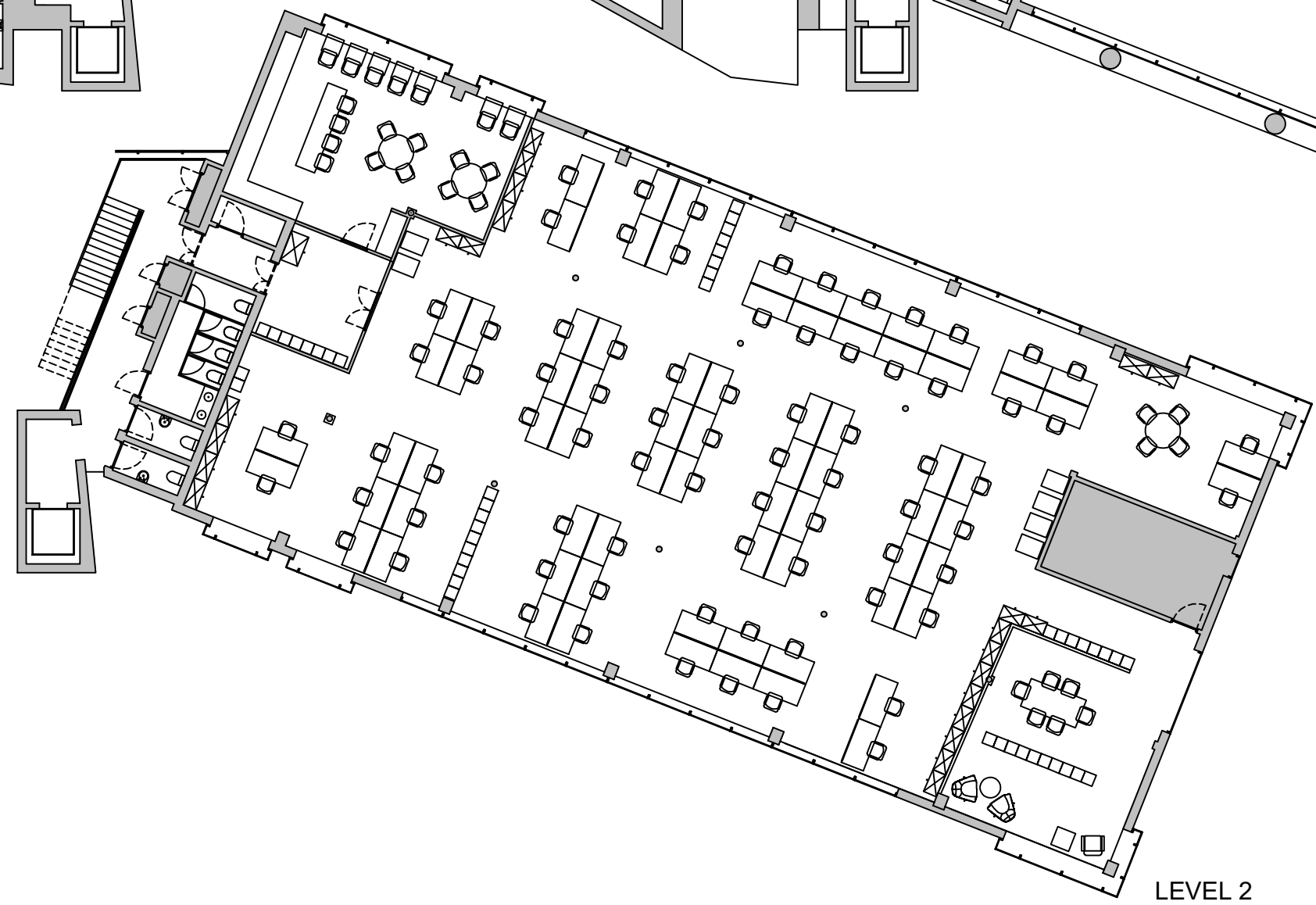
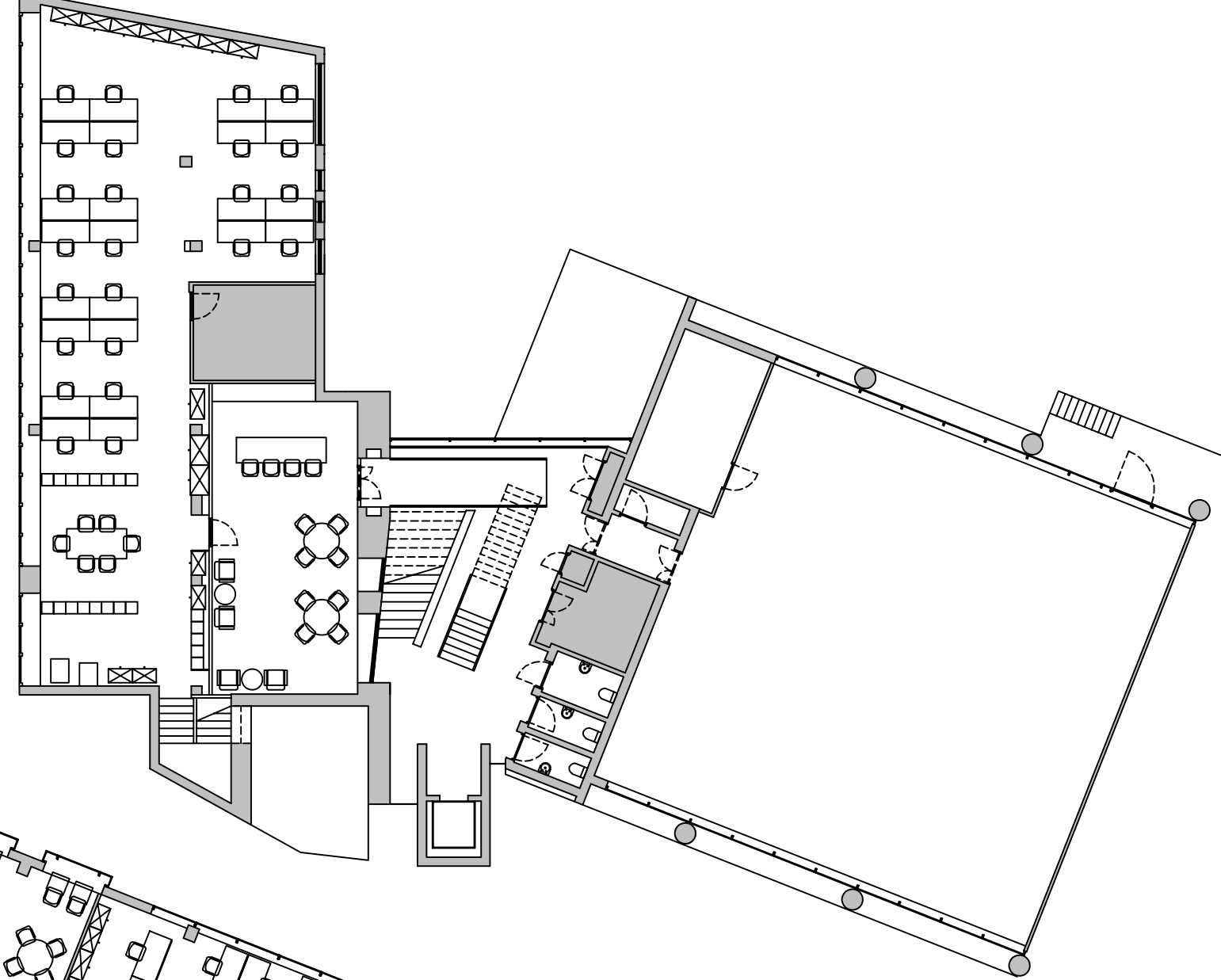
phoebe.robertson@knightfrank.com

More properties @ dutchanddutch.com

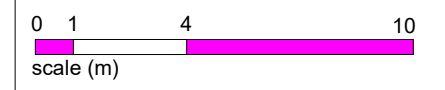
GROUND FLOOR



LEVEL 1



LEVEL 2



Revision	Detail	Date
B	Issued for Record	26.10.20
A	Issued for Contract	29.06.20
A	Draft contract issue	19.06.20
A	Dimensions Added	16.06.20
A	Reissued for Pricing	28.01.20
-	Issued for Tender	28.10.19



	Drawing #
	200
Scale	Revision
1:100 @ A1	B