

A3 UNIT - TO LET



O2 Centre, 255 Finchley Road, LONDON

LOCATION:

The O2 on Finchley road is located within a 200 metre walk from Finchley Road station (Jubilee and Metropolitan lines) & Frognal Railway Station. Within a close proximity to Hampstead and Swiss Cottage the area is within a wealthy catchment that benefits from good trade. The centre itself comprises of a good mix of Restaurant, retail, gym use and anchored by a 12 screen Vue Cinema.

The scheme benefits from a large car park at the rear of the O2 Centre and in front of Home Base.

Operators include; Byron, Yo Sushi, Nandos, Pizza Express, Rossopomodoro, Virgin active, Vue Cinema and Apostrophe.

ACCOMMODATION:

The property measures the following Net Internal Areas:

Unit 7C

First Floor: 243 sq m 2,737 sq ft

LEASE:

A New Fully Repairing and Insuring Lease is to be granted for a term by arrangement.

RENT:

Available upon request.

PLANNING:

All units benefit from Class A3 planning consent (further details available upon request).

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

TIMING:

For immediate occupation.

EPC:

Further information available upon request.

VIEWING:

All viewings must strictly be through Shelley Sandzer or our joint agents Bruce Gillingham Pollard.

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