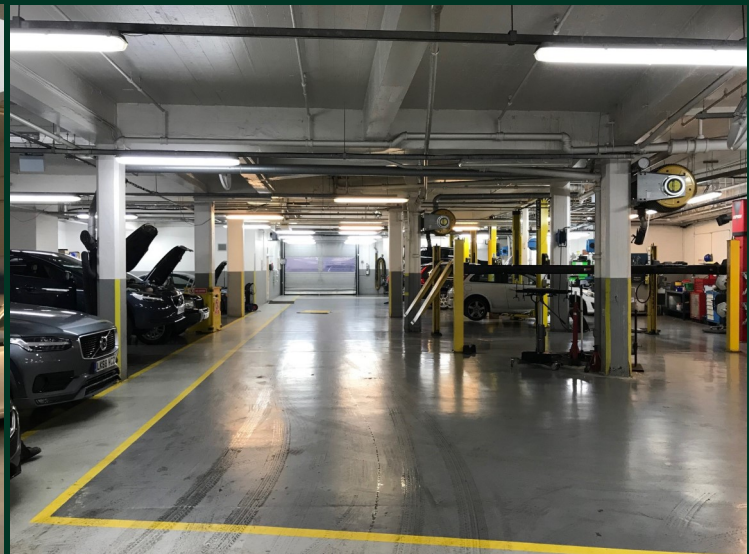


# TO LET

**CENTRAL LONDON SERVICE FACILITY**  
1 NORTHWAYS PARADE  
FINCHLEY ROAD  
SWISS COTTAGE  
LONDON NW3 5EN



**1,144 SQ M (12,314 SQ FT)**



**RS & CO**

**ROBERT STEPHENS & COMPANY**

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## DESCRIPTION

A vehicle service facility strategically placed to serve Central London. Highly prominent position on the A41 Finchley Road; post-code NW3 5EN.

## LOCATION

The property is ideally situated to serve Central London. Marble Arch is 2.6 miles to the south whilst Brent Cross and the North Circular Road is 3.0 miles to the north.

Swiss Cottage Underground Station (Jubilee Line) is located 130 metres (3 minute walk) to the south.

The property is accessed off the southbound carriageway of the A41 Finchley Road at Swiss Cottage and benefits from signage prominent to passing traffic.

## ACCOMMODATION

The property comprises a vehicle service facility occupying the basement level of a residential and retail block. Vehicular access is via the south-bound carriageway of the A41 Finchley Road with additional access to College Crescent to the rear of the facility. The facility is arranged to provide a customer parking area, customer reception, workshop and ancillary staff facilities. Total gross internal floor area is approximately 1,144 sq metres (12,314 sq ft).

## PLANNING

The facility has a certificate of lawfulness confirming its use for B2 use and motor vehicle repairs and MOT. Prospective parties considering alternative uses are recommended to make their own enquiries to the planning department of the London Borough of Camden.

## RATEABLE VALUE

The property is listed in the 2017 Rating List as Vehicle Repair Workshop and Premises RV £122,000.

Rates payable for 2018/19 is estimated as £62,600 but prospective occupiers are strongly recommended to make their own enquiries of LB Camden.

## EPC

The property has been assessed with an energy performance as-set rating of C.

## AVAILABILITY

The property will be available for occupation from February 2019. Premium offers invited for an assignment of our Client's lease expiring in 2027 or a new sub-lease will be considered. Details upon application.

## LEGAL COSTS

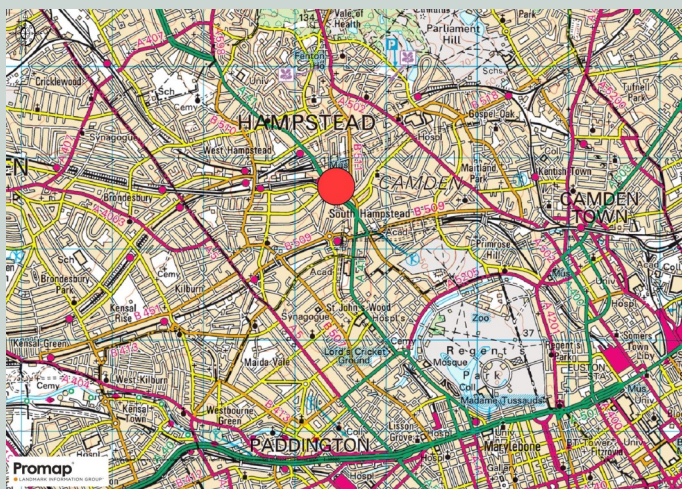
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