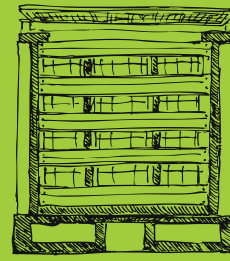


UNIT 143-145

Finchley Road

London NW3 6JH



CODA
REAL ESTATE



NEW LEASE AVAILABLE

Location

The property is situated approximately 70 yards from Swiss Cottage Underground Station (jubilee line) on a busy intersection of Finchley Road, providing high visibility and prominence in a location benefitting from high levels of footfall and connectivity. The unit is also in close proximity to the popular O2 Centre and is generally considered to be in an affluent area, with immediate catchment from

mixed dense residential neighbourhoods such as South Hampstead, Belsize Park and St John's Wood.

The former Poundland unit sits adjacent to **The Futon Company** and **Subway**, and benefits from a double width, glazed frontage increasing its visibility on the street and stands out amongst agencies.

Accommodation

The unit provides the following approximate gross internal floor areas:

GROUND FLOOR:

182 sq m | 1,959 sq ft

BASEMENT:

184 sq m | 1,980 sq ft

Rent

Offers are sought in the region of £90,000 p.a. exclusive

Tenure

TBC.

Rates

RATEABLE VALUE (APRIL 2026):

£92,500

RATES PAYABLE Y/E MARCH 2027:

£39,775 PA

Interested parties are advised to make their own rating enquiries with the relevant Local Authority.

Costs

Each party is to be responsible for their own legal costs.

Service Charge

TBC

Availability

Immediately.

EPC

A certificate is available on request.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

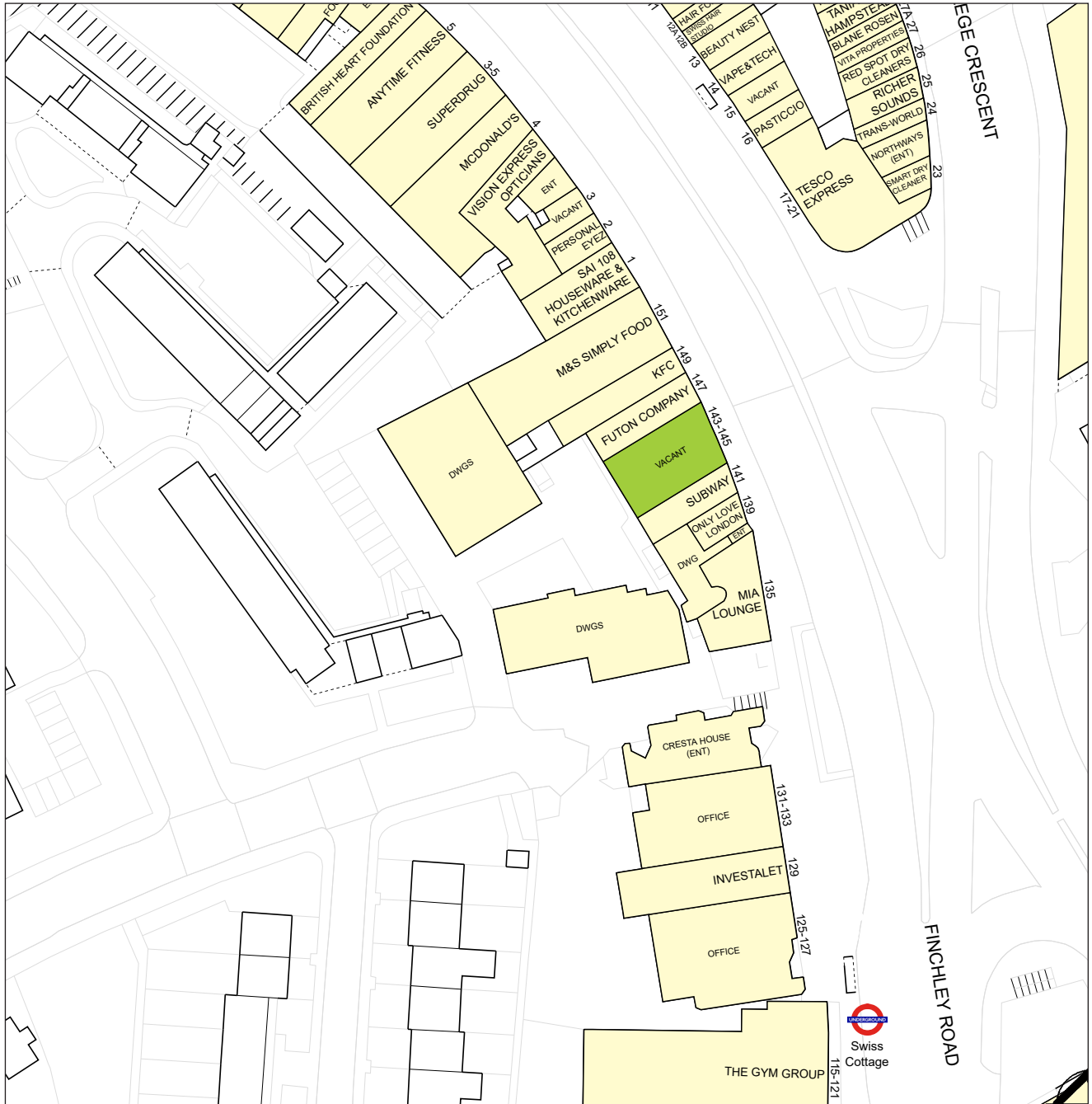
Anti-money Laundering Regulations

Under Anti-Money Laundering legislations Coda Real Estate are obliged to verify the identity of proposed tenants once a letting has been agreed. An AML form will need to be completed by proposed tenants once Heads of Terms have been agreed.

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London NW3 6JH



Subject to Contract September 2026

For viewing or further information:

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james@codarealestate.couk

07768 590 295

IMPORTANT Coda Real Estate, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Coda Real Estate has any authority to make or give any representation or warranty whatever in relation to this property.