

# PROPERTY SUMMARY

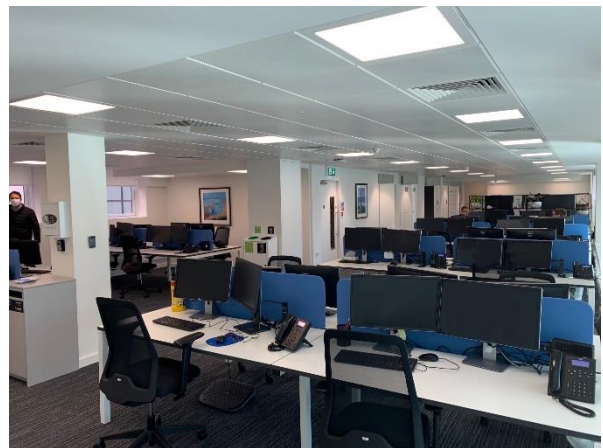


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## OFFICE TO LET



### Address

Meridian House, 202 Finchley Road, Hampstead NW3 6BX

### Key Information

- Fitted “plug and play” office accommodation available totalling 12,162 sq ft
- 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.

# DETAILS SUBJECT TO CONTRACT

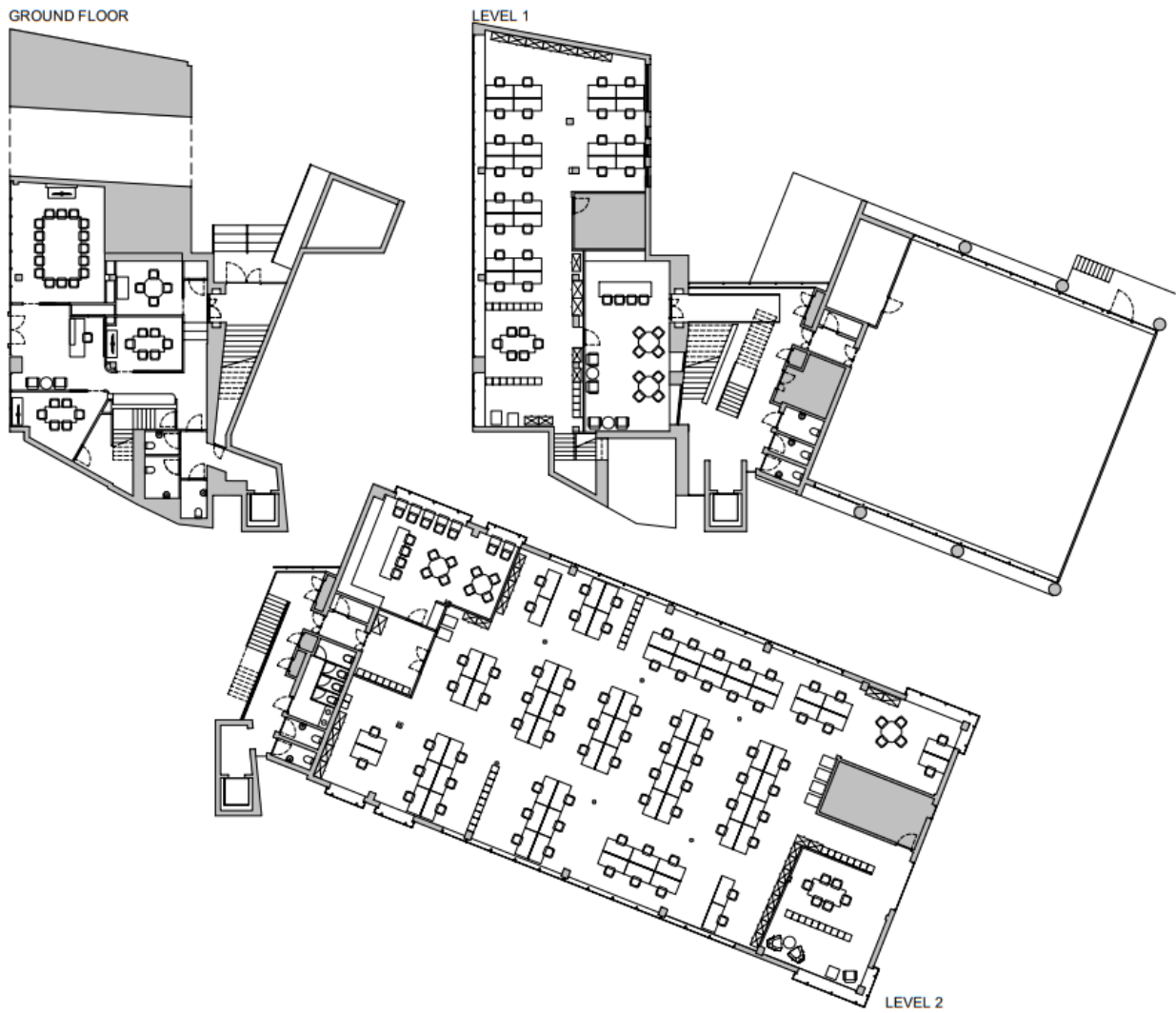
<b>Location</b>	<p>The property is in a prominent position on Finchley Road, a short hop from central London and London's suburbs. With numerous amenities, this desirable location attracts a vibrant community of diverse occupiers.</p> <p>Finchley Road is ideally located within a desirable part of London, with Hampstead Health 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.</p> <p>Meridian House is extremely well located, opposite Finchley Road &amp; 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.</p>
<b>Property Description</b>	<p><b>Ground, First and Second Floors: 12,162 sq ft (NIA)</b></p> <p>Building specification includes;</p> <ul style="list-style-type: none"><li>• Prominent retail frontage on Finchley Road</li><li>• Fitted office space</li><li>• Comfort cooling</li><li>• Fully accessible raised floors</li><li>• Suspended ceilings with LED lighting</li><li>• Separate male, female and disabled WC's</li><li>• 25 dedicated on-site car parking spaces available,</li></ul>
<b>Terms</b>	<p>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.</p>
<b>Business Rates</b>	<p>These are estimated at approximately £16.25 per sq ft, but all applicants are advised to make their own enquiries with the local council.</p>
<b>Service Charge</b>	<p>Budgeted at approximately £8.60 per sq ft.</p>
<b>Legal Costs</b>	<p>Each party will bear their own legal costs in connection with this transaction.</p>
<b>Viewing</b>	<p>Strictly by appointment through agents.</p>

<b>Knight Frank Contact</b>	<p>Edward Hoyle Tel: +44 7773258859 edward.hoyle@knightfrank.com</p>	<p>Phoebe Robertson Tel: +447816122151 phoebe.robertson@knightfrank.com</p>	<p>Andrew Wood Tel: +7800500752 andrew.wood@knightfrank.com</p>
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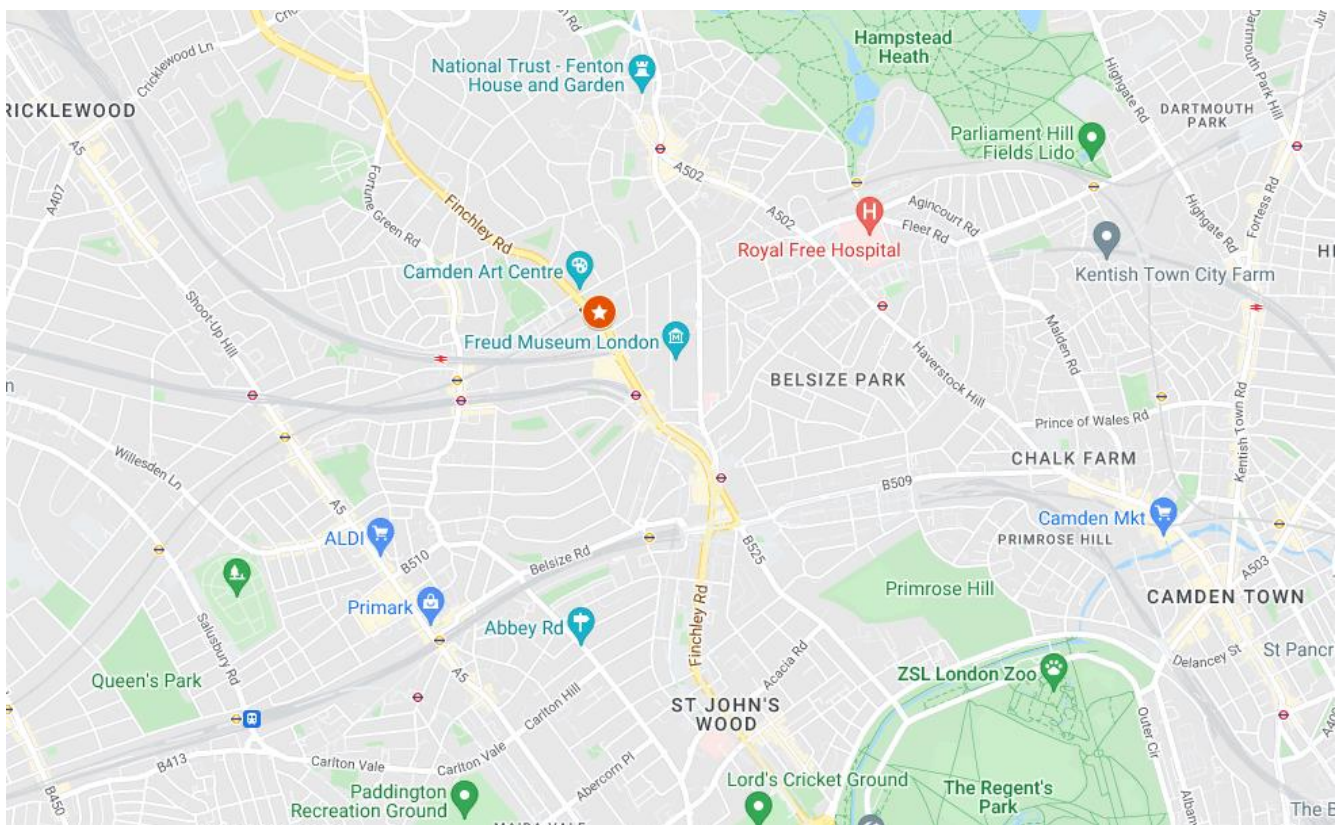
<b>Dutch &amp; Dutch Contact</b>	<p>David Matthews Tel: +44 7956661987 david@dutchanddutch.com</p>
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# DETAILS SUBJECT TO CONTRACT

## Floor Plan

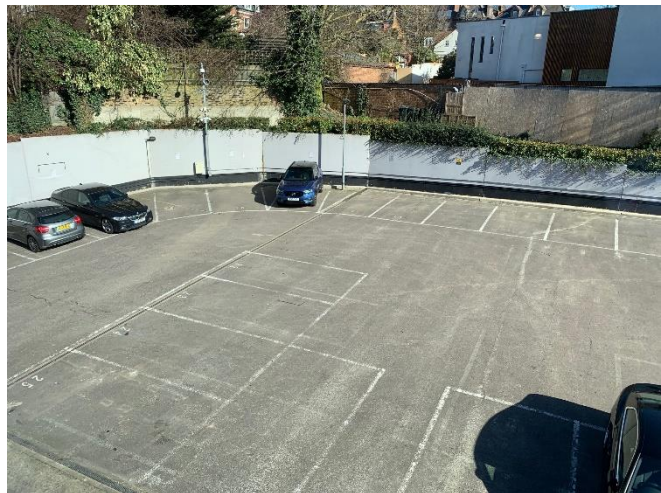
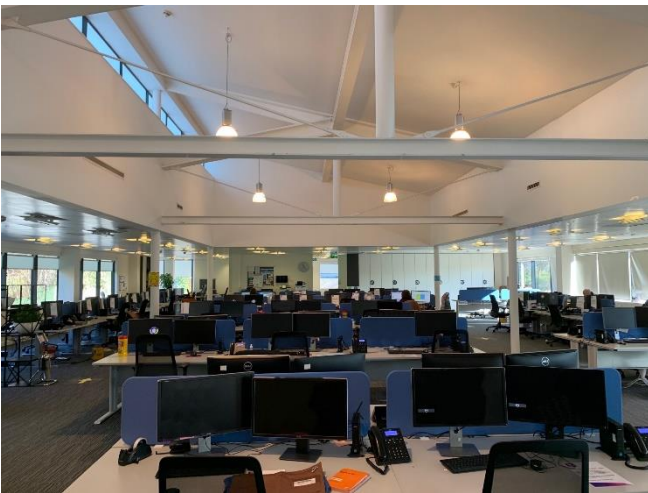


## Location Map



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## Additional Photos



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