



New College Parade, Swiss Cottage, NW3 £24,000 Per Annum Unfurnished

A spacious and prominent ground and lower ground floor retail unit on the popular thoroughfare of Swiss Cottage.

The unit is circa 1000 sqft and offers large open space on the ground floor with rear office, stairs leading to basement and wc.

New College Parade is a popular location within a few minutes walk of both Swiss Cottage and Finchley Road Underground stations and numerous high street retailers such as Marks & Spencer, McDonald's, Costa Coffee and other popular and busy retailers.



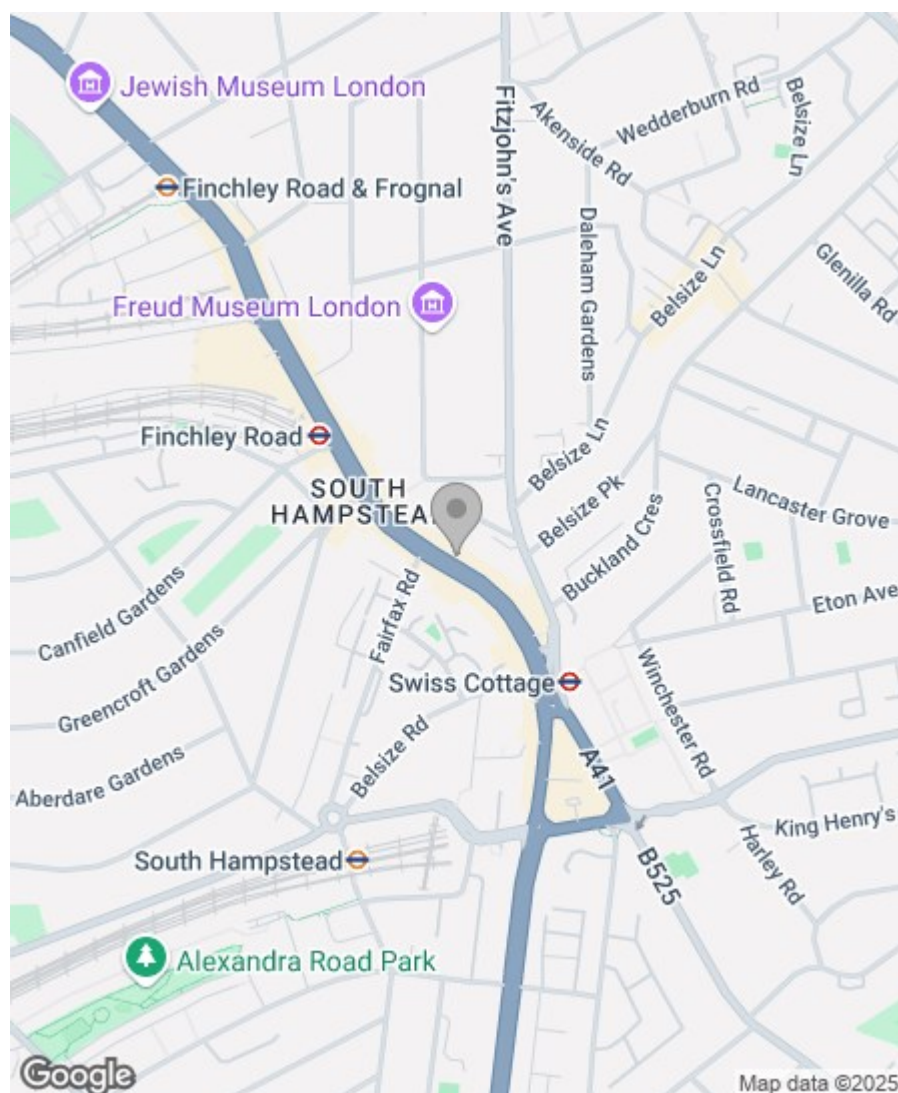
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FLOOR PLAN**

Property Overview


Location	Swiss Cottage, NW3
Price	£24,000 Per Annum
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	Unfurnished

Key Features

- Great Location
- New Lease
- No Premium
- Circa 1000 sq ft
- 1st Floor office
- on Finchley Road
- Available now
- Well planned office
- Flexible use.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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