



# CHARLES HOUSE

108/110 FINCHLEY ROAD  
SWISS COTTAGE NW3

## REFURBISHED COMFORT COOLED OFFICES

AVAILABLE TO LET IN FLOORS OR AS A  
HEADQUARTERS BUILDING  
2,060 SQ FT - 15,230 SQ FT (APPROX)

[WWW.CHARLESHOUSENW3.CO.UK](http://WWW.CHARLESHOUSENW3.CO.UK)

# CHARLES HOUSE

108/110 FINCHLEY ROAD  
SWISS COTTAGE NW3



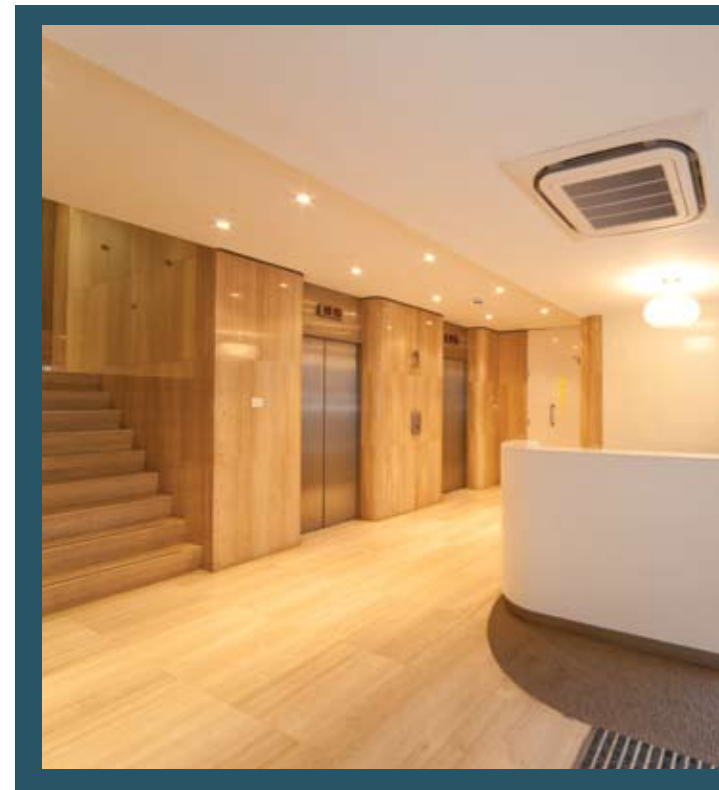
## DESCRIPTION

The 1st to 4th floors along with the reception, lift cars and toilets have all undergone extensive refurbishment and provide a contemporary feel whilst the ground and 6th floors have been re-decorated and re-carpeted throughout. The approximate floor areas are as follows:

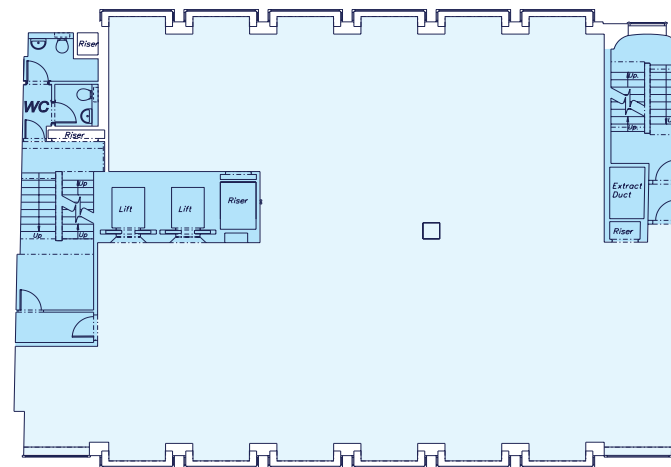
6TH FLOOR	2,060 SQ FT
5TH FLOOR	LET UNTIL 24TH JUNE 2016
4TH FLOOR	2,790 SQ FT
3RD FLOOR	2,790 SQ FT
2ND FLOOR	2,790 SQ FT
1ST FLOOR	2,680 SQ FT
GROUND FLOOR	2,120 SQ FT
<b>TOTAL</b>	<b>15,230 SQ FT</b>

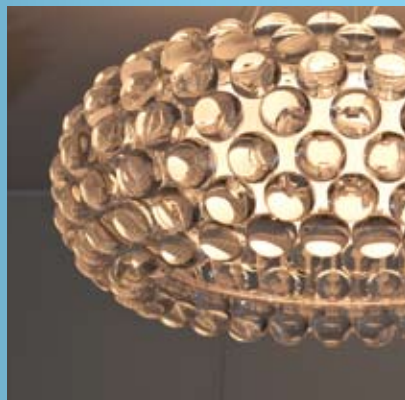
## FEATURES

- > INDEPENDENT VRV COMFORT COOLING
- > 2 X 8 PERSON LIFTS
- > COMMISSIONAIRE
- > NEW TOILETS
- > UNDERFLOOR TRUNKING (EXCEPT 6TH FLOOR)
- > NEW SUSPENDED CEILINGS (EXCEPT 6TH FLOOR)
- > RECESSED FLUORESCENT LIGHTING
- > NEW CARPETS
- > DDA COMPLIANT
- > STORAGE AVAILABLE IN BASEMENT
- > CONTRACT CAR PARKING AVAILABLE CLOSE BY



## TYPICAL FLOOR PLAN







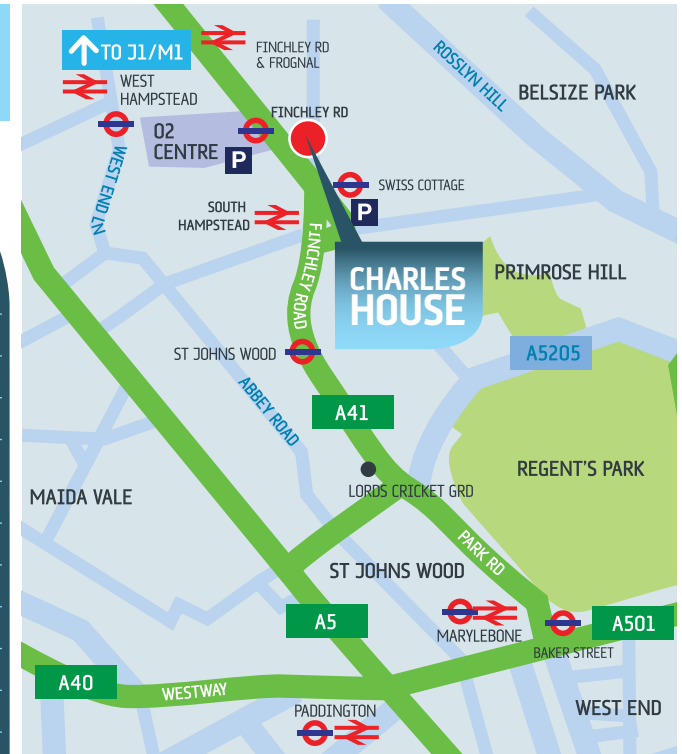
## TRANSPORT LINKS

Charles House is located within easy reach of the following transport links:-

AIR	
HEATHROW AIRPORT	22 MILES
LUTON AIRPORT	30.2 MILES
STANSTED AIRPORT	40.3 MILES
CITY AIRPORT	13.4 MILES
ROAD	
BAKER STREET	2.7 MILES
OXFORD CIRCUS	3.7 MILES
J1 M1	3.2 MILES
J1 M4	7.7 MILES
J1 M11	15.5 MILES

## LOCATION

Charles House is situated on the east side of Finchley Road, directly opposite the new Waitrose store and the O2 Centre and within close distance to Finchley Road (Jubilee and Metropolitan lines), and Swiss Cottage (Jubilee line) Underground stations and Finchley Road & Frognal and West Hampstead Overground stations with the latter providing fast access to St Pancras International Station and the Eurostar service to mainland Europe.



## TERMS

New leases from the freeholder are available for a term by arrangement. Rent upon application.

## VIEWING

Strictly by appointment through sole letting agent.



## CONTACT

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