

125

FINCHLEY

ROAD

SWISS COTTAGE OFFICES, NW3

A NEW WAY TO WORK. A NEW WAY TO CONNECT. A NEW 125 FINCHLEY ROAD.



Indicative CGI of 1,300 sq ft First Floor Terrace

3

FLOORS

24,639

SQ FT

5

MINUTES TO BOND STREET



Indicative CGI of Second Floor

SAY HELLO TO YOUR NEXT SPACE TO CONNECT

Say hello to 125 Finchley Road, an exciting new workplace destination. This red brick building set over 24,639 sq ft, has been boldly reimagined to present three floors of strikingly modern offices and exceptional outdoor space offering a refreshing new take on today's workspace.

*Includes 581 sq ft Reception

FLOOR G 9,320 SQ FT* / 865.9 SQ M
FLOOR 1 7,635 SQ FT / 709.3 SQ M
FLOOR 2 7,684 SQ FT / 713.9 SQ M

FOR INNOVATORS AND CREATORS, ADMINISTRATORS AND COORDINATORS, FIND YOUR NEW CONNECTION. FIND 125 FINCHLEY ROAD.



Indicative CGI of Second Floor Changing Room

Whether your business is creative or corporate, recently established or expertly experienced, 125 Finchley Road has been designed to redefine the way you work.

Arranged over three floors, the vast open plan interiors exude the cool and the sophisticated. Featuring only the freshest and finest materials that blend seamlessly with modern design aesthetics. The offices include all end of journey facilities with luxury club style changing rooms, a bookable snug room in reception and an outdoor terrace, with the space adaptable to meet the diverse needs of any forward- thinking business, providing you with the blueprint to make this exceptional office space your own. The offices also benefit from car parking.



EVERY CORNER HAS BEEN DESIGNED TO INSPIRE

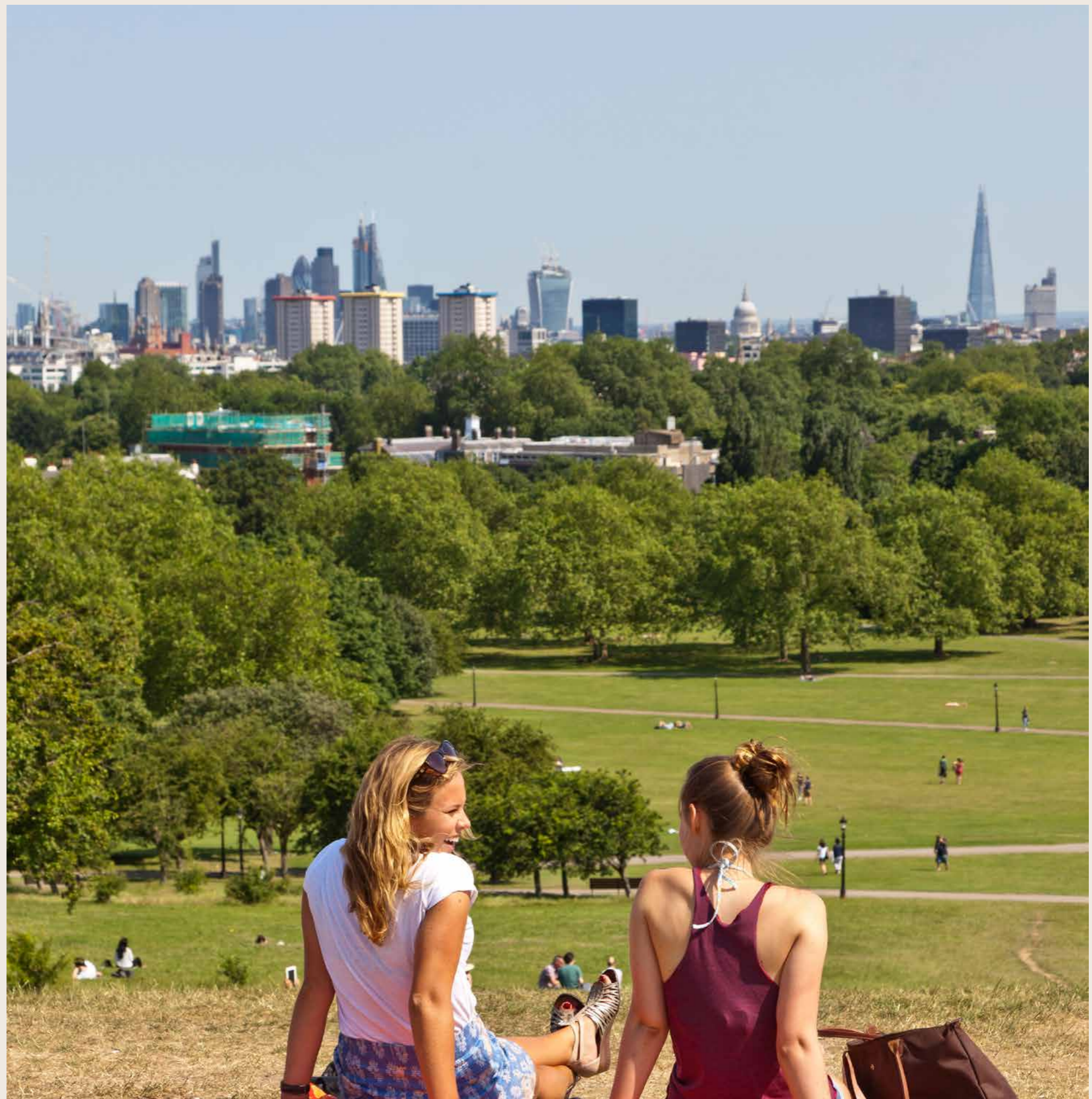
CONNECT TO A NEW LOCATION

In this fast-growing neighbourhood, located on top of Swiss Cottage Tube Station, 125 Finchley Road offers a unique blend of connectivity and convenience.

While slightly removed from the hustle and bustle of central, this hidden gem offers the best of both worlds, where you can escape the urban commotion without compromising on proximity.

Enjoy Swiss Cottage farmers market for your local lunch, for fresh air head to Primrose Hill, for after work activities hit Swiss Cottage climbing centre and for a team away day visit Lord's Cricket Ground.

Primrose Hill
11 Minute Walk





Indicative CGI of First Floor

1 LOCATION
2 MINUTES FROM THE TUBE TO YOUR CHAIR
5 MINUTES FROM SWISS TO CENTRAL

CONNECT TO THE AREA



← Regents Park
6 Minute Cycle



← Odeon
1 Minute Walk



→ Swiss Cottage Farmers Market
1 Minute Walk

→ Costa Coffee
1 Minute Walk



← Camden Market
10 Minutes Cycle



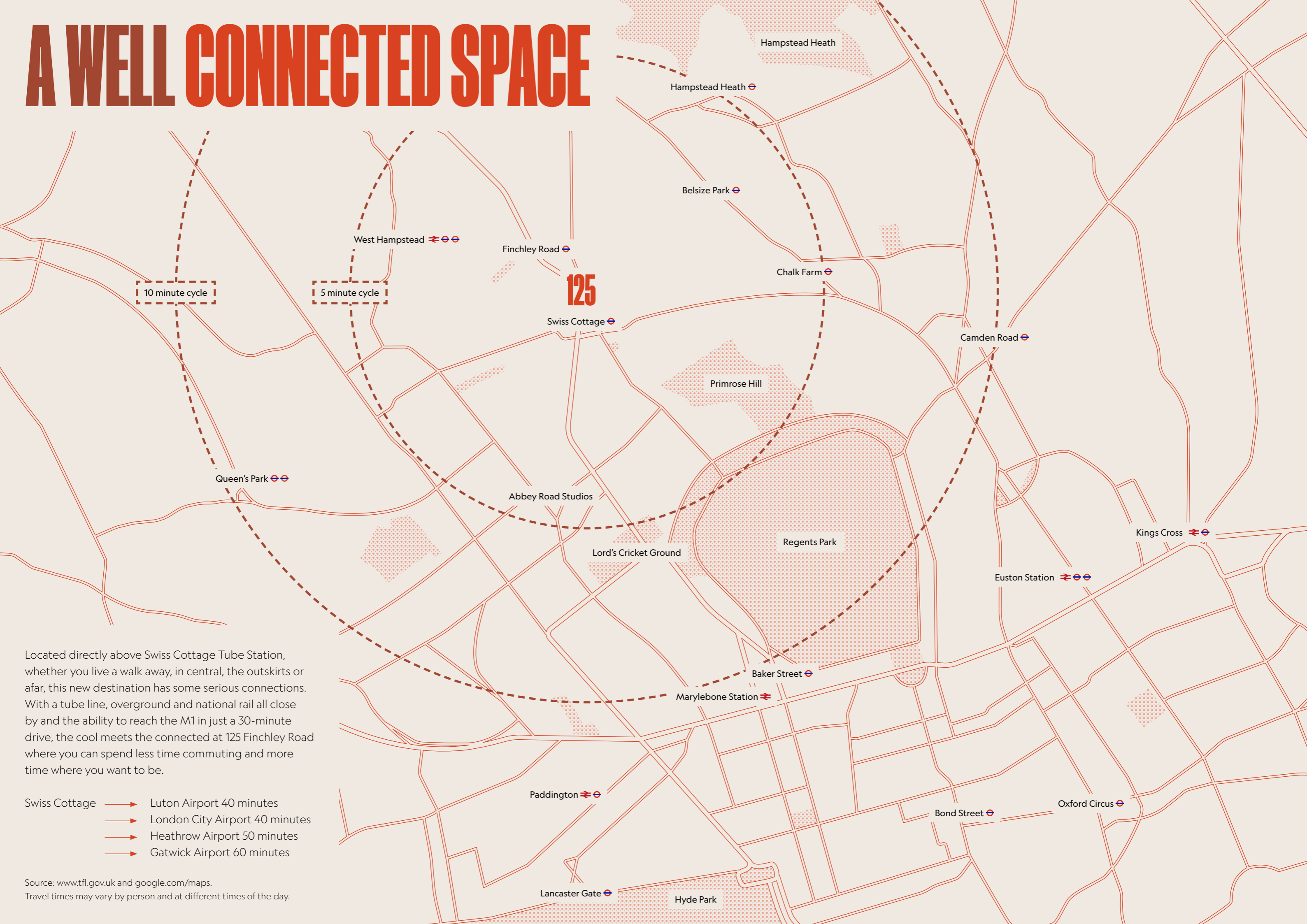
← Lord's Cricket Ground
6 Minute Cycle



→ Hampstead High St
10 Minute cycle



A WELL CONNECTED SPACE



Located directly above Swiss Cottage Tube Station, whether you live a walk away, in central, the outskirts or afar, this new destination has some serious connections. With a tube line, overground and national rail all close by and the ability to reach the M1 in just a 30-minute drive, the cool meets the connected at 125 Finchley Road where you can spend less time commuting and more time where you want to be.

- Swiss Cottage → Luton Airport 40 minutes
- London City Airport 40 minutes
- Heathrow Airport 50 minutes
- Gatwick Airport 60 minutes

Source: www.tfl.gov.uk and google.com/maps.
Travel times may vary by person and at different times of the day.

SWISS COTTAGE → **BAKER STREET**  **3 MINS**

SWISS COTTAGE → **BOND STREET**  **5 MINS**

SWISS COTTAGE → **OXFORD CIRCUS**  **8 MINS**

SWISS COTTAGE → **EUSTON**    **12 MINS**

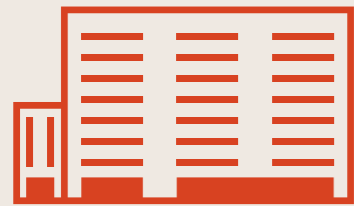
SWISS COTTAGE → **PADDINGTON**    **12 MINS**

SWISS COTTAGE → **WATERLOO**   **15 MINS**



Indicative CGI of First Floor

BUILDING SPECIFICATION



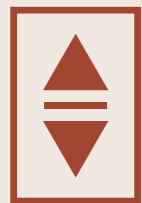
COMPREHENSIVELY REFURBISHED BUILDING



1,300 SQ FT TERRACE AT FIRST FLOOR LEVEL



NEW DEDICATED WC'S, SHOWERS & LOCKERS



NEW 1 X PASSENGER LIFT



NEW VRF AIR CONDITIONING



FULL ACCESS RAISED FLOORS



CAT A



CAR PARKING



SECURE CYCLE STORAGE



FLOOR TO CEILING HEIGHTS 3.2 - 3.5M

BUILDING SPECIFICATION

FLOORS

Fully Accessible Raised Floor System

Ceilings

White painted concrete ceiling with exposed services and galvanized ductwork and white powder coated linear lighting

Walls

Oak paneling to lobbies and communal areas

Doors

Fire rated powder coated slim line metal glass doors onto office floor plate with fluted glass and stainless-steel handles

Windows

Double glazed aluminum windows, powder coated in RAL8017 to match the existing building

1ST FLOOR TERRACE

Timber composite decking with two sets of sliding doors, powder coated metal planters and a timber pergola alongside a managed planting scheme

Power Spec

Small power allowance of 25/m2

Air Conditioning

VRV Units

- Ventilation = 10l/s person (supply and extract)
- Density = 1 person per 8m2

RECEPTION

Ceilings

White painted concrete ceiling with exposed services, galvanized ductwork and white powder coated linear lighting

Walls

Oak paneling to lobbies and communal areas up to 2,8m. Everything above painted white to match the ceiling

Flooring

Polished concrete flooring

Lift Doors

Powder coated aluminum doors in pebble grey

Glass Door

Double glazed glass door in RAL 8017 to match existing building

Lighting

Flexible lighting system with spotlights and linear fittings

Air Conditioning

VRV Units

- Ventilation = 10l/s person (supply and extract)
- Density = 1 person per 8m2



END OF JOURNEY FACILITIES

Walls and Floors

Two coloured coordinated tiling grid finish

Showers

Bespoke timber benches in each cubicle

Locker Area

Integrated timber lockers

Vanity Unit

Bespoke timber vanity unit with integrated hair drier storage and mirrors

Car & Cycle Parking

Secure car parking & cycle storage

WCS

Walls and Floors

Two coloured coordinated tiling grid finish

Vanity Units

Bespoke stainless steel full length vanity units with integrated sinks and wall mounted taps

Doors

White timber doors and frame

Mirror

Full width mirror above the vanity unit

Lighting

Recessed ceiling spots

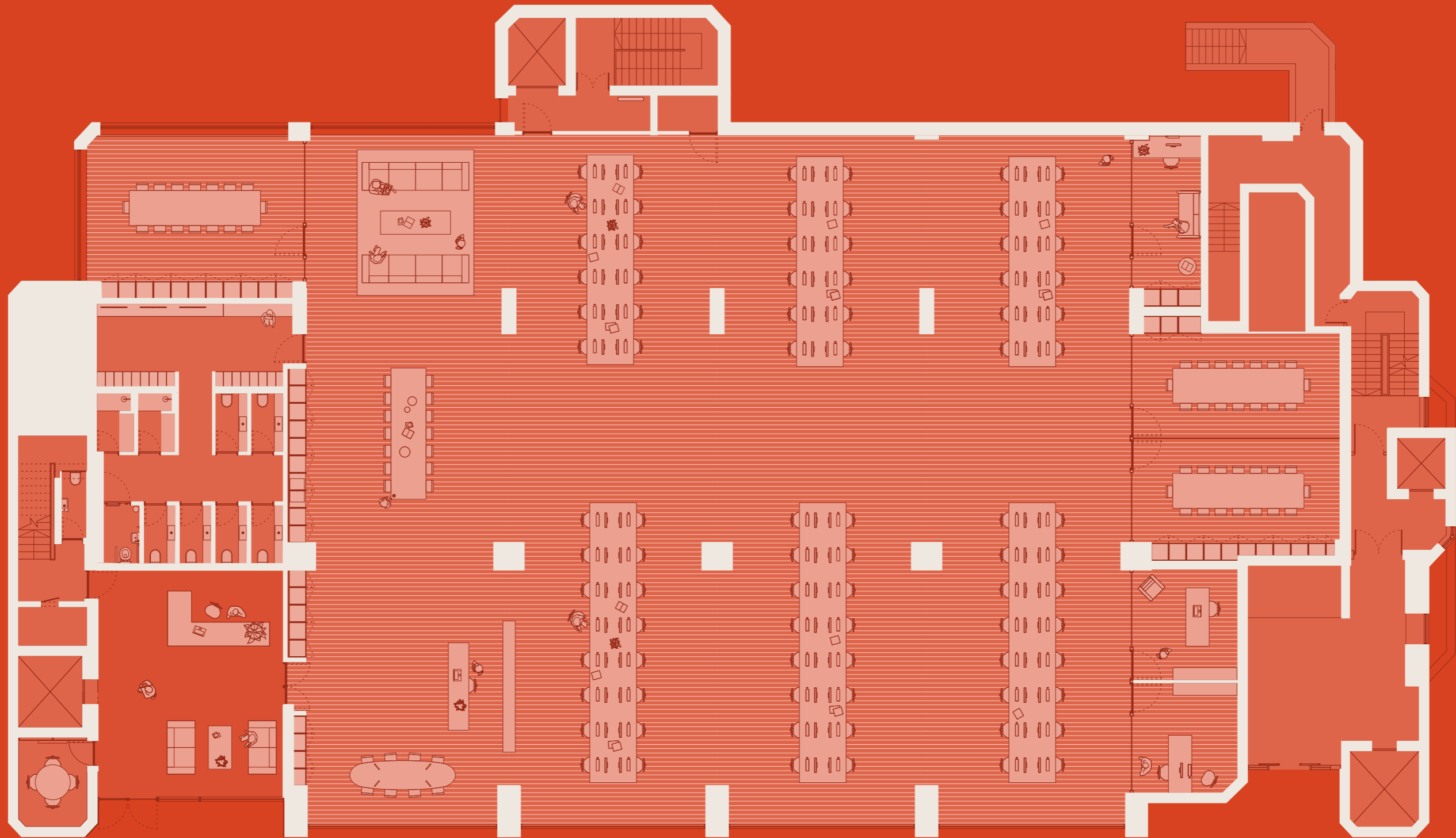
Mirror Lighting

Bespoke mouth blown glass light

Heating, Ventilation and Plumbing

Electric panel heaters

- Ventilation = 6 air changes per hour (extract)
- Central direct hot water system for basins and sinks and local electric shower units

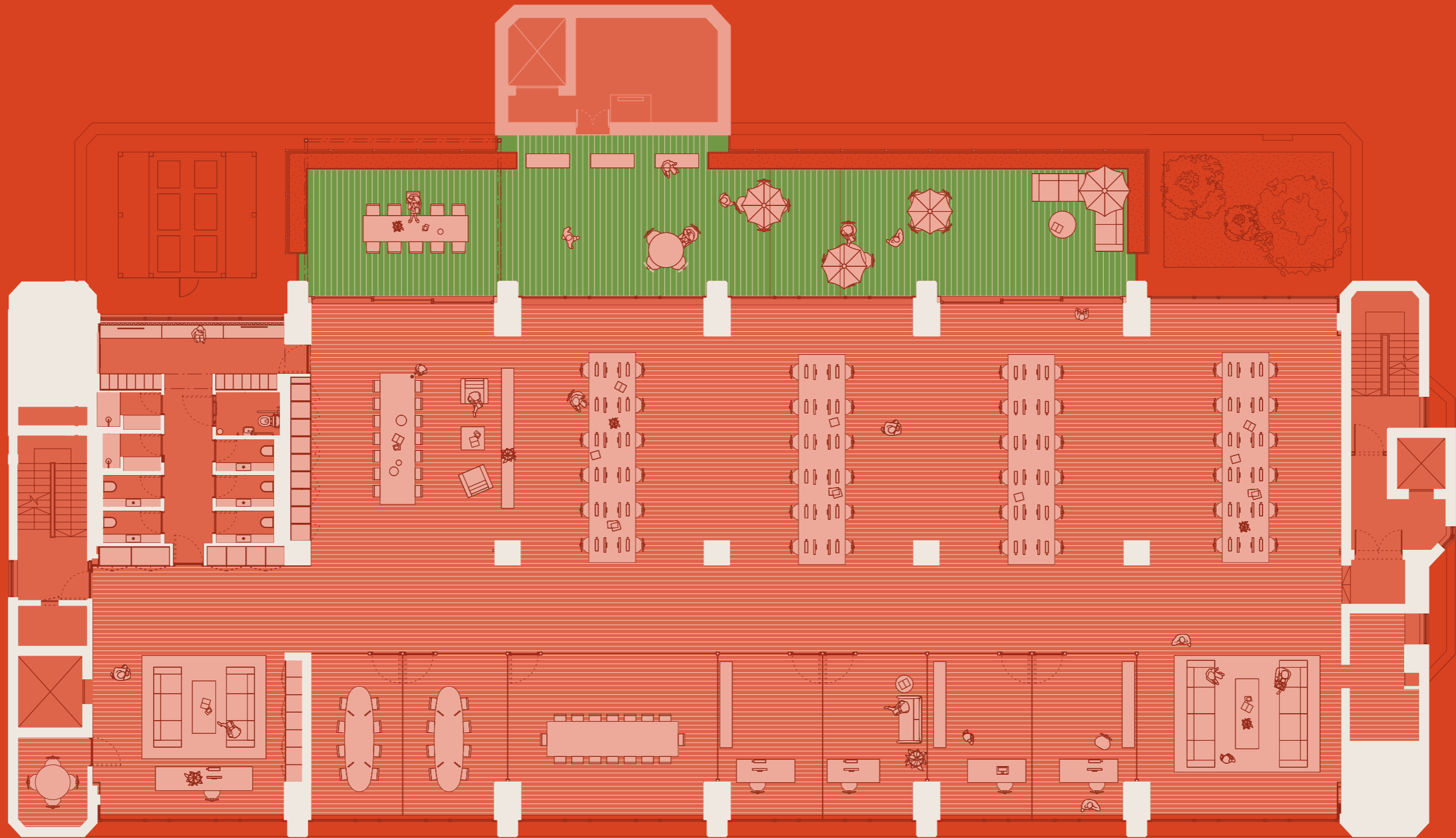


FLOOR G

- 3 BOARD ROOMS
- 2 MEETING ROOMS
- 3 OFFICES
- 1 COMMS ROOM
- 1 KITCHEN
- 2 BRAKEOUT AREAS
- 86 WORK STATIONS

OFFICE 8,739 SQ FT
RECEPTION 581 SQ FT

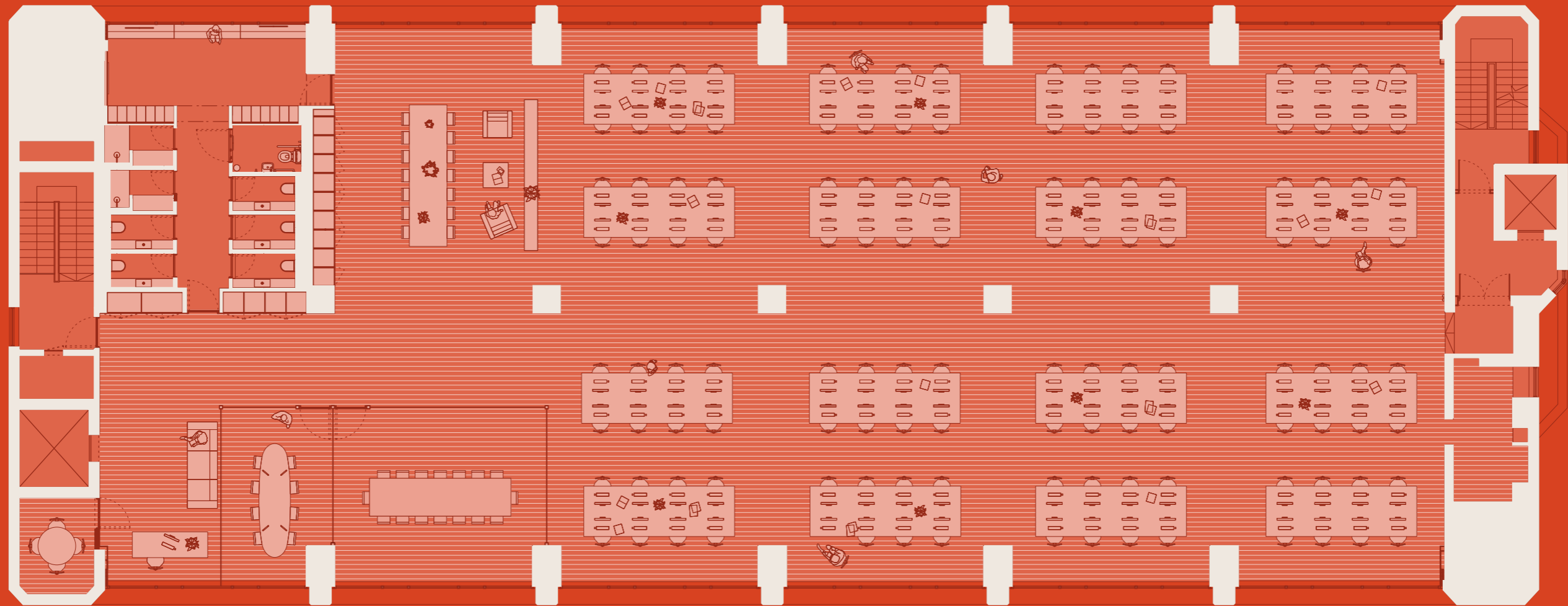
TOTAL 9,320 SQ FT



FLOOR 1

- | | | | |
|---|-----------------|----|----------------|
| 1 | KITCHEN | 3 | MEETING ROOM |
| 1 | BOARD ROOM | 4 | OFFICES |
| 1 | COMMS ROOM | 3 | BREAKOUT AREAS |
| 1 | PRIVATE TERRACE | 48 | WORK STATIONS |

TOTAL 7,635 SQ FT



FLOOR 2

- 1 BOARD ROOM
- 1 KITCHEN
- 1 COMMS ROOM
- 1 CHANGING ROOM
- 2 MEETING ROOM
- 2 BREAKOUT AREAS
- 128 WORK STATIONS

TOTAL 7,684 SQ FT

125 FINCHLEY ROAD

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