

SELF-CONTAINED OFFICES IN HAMPSTEAD
WITH PARKING
TO BE LET

743 Sq Ft (69 Sq M) – 646 Sq Ft (60 Sq M)

UNIT 4, HEATHGATE PLACE, 75 AGINCOURT ROAD, LONDON NW3 2NU



LOCATION: Heathgate Place is located on Agincourt Road, at the junction with Fleet Road, moments away from the Royal Free Hospital & South End Green where there are an array of cafes, restaurants, pubs, bars and a M&S Food Hall. Transport facilities are convenient with both Gospel Oak and Hampstead Heath Stations (London Overground) being within a short walk.

DESCRIPTION: This building offers three recently refurbished office units on the ground, first and second floors. Each unit includes a dedicated parking space for one car, ensuring convenient access for both employees and visitors.

66-70 Parkway, London NW1 7AH

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ALL MEASUREMENTS ARE APPROXIMATE:

Ground Floor Office	743 Sq Ft	(69 Sq M)
First Floor Office	753 Sq Ft	(70 Sq M)
Second Floor Office	646 Sq Ft	(60 Sq M) (LET BY)

AMENITIES:

- * Good Natural Light
- * Showers
- * Parking
- * 24 Hour Access
- * Self-Contained
- * Air Condition
- * Newly Decorated
- * Carpeted Floors
- * Shared WC facilities
- * Double Glazing
- * Central Heating
- * Bike Rack

TENANCY:

The property will be offered under a 1-year Licence Agreement with a rolling tenancy thereafter, featuring a mutual break option subject to 3 months' prior written notice.

RENT:

£19 per square foot + VAT

SERVICE CHARGE: £8.65 per square foot + VAT

Includes: Water Rates, Insurance, Superior Landlord Service Charge, Electricity, Gas, Maintenance and Repairs, Cleaning, Management Charge

BUSINESS RATES: We have been advised the current Business Rates Payable for each unit are as follows, however, interested parties are advised to make their own enquiries to the Local Authority.

Ground Floor: £10,240 per annum
First Floor: £11,000 per annum
Second Floor: £8,320 per annum

LEGAL COSTS:

Each party to bear their own legal costs.

VIEWING:

Strictly by appointment through SOLE agents, Christo & Co.

CONTACT:

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SUBJECT TO CONTRACT

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