



PRIME WEST HAMPSTEAD OFFICE - FOR SALE

SUITE 1A AND 1B

167 Broadhurst Gardens, West Hampstead,
NW6 3AU

Office

FOR SALE

1,300 sq ft
(120.77 sq m)

- Superb prime West Hampstead location
- Air-conditioning
- Excellent natural light
- Polished concrete floor
- Dedicated W/C and kitchenette
- Rare opportunity to buy an office in the heart of West Hampstead
- Suitable for investors and owner occupiers

Suite 1A and 1B, 167 Broadhurst Gardens, West Hampstead, NW6 3AU

Summary

Available Size	1,300 sq ft
Price	£880,000
Business Rates	Tenants are advised to rely on their own enquires.
Service Charge	£4,500 per annum Approx.
EPC Rating	Upon enquiry

Description

Located a few doors from West Hampstead Station (Jubilee Line) and within a few minutes' walk from both the Overground and Thameslink networks. West End Lane is a well-established London neighbourhood with a bustling road, and a fantastic array of coffee shops, restaurants and independent retailers.

We are offering a stunning first floor office recently refurbished to a very high standard. The office is arranged as two separate offices (partitions can easily be removed) with fantastic benefits including an unrivalled location, polished concrete floors, private lobby, air source heat pump Installed in 2015, this environmentally friendly system also lowers heating bills by approx 40-60%, great ceiling height and natural light, a kitchenette and WC. Additionally there is internal bike storage at ground floor level.

The office would suit a wide range of occupiers and investors.

Accommodation

The accommodation comprises of the following

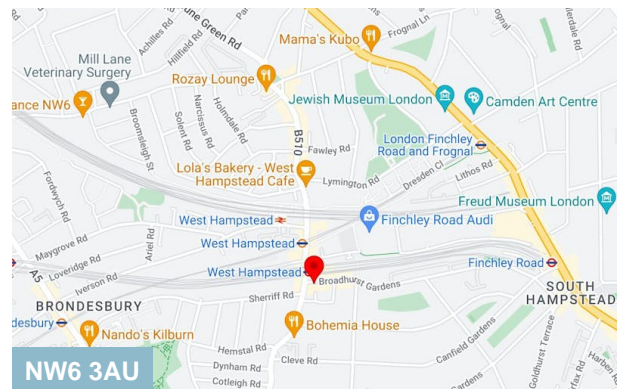
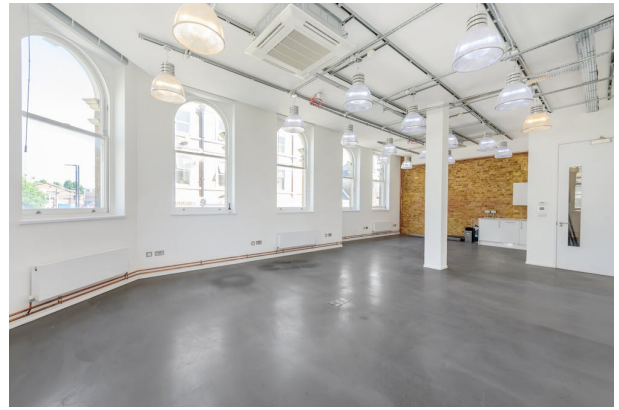
Name	sq ft	sq m	Availability
1st - Stunning office space	1,300	120.77	Available
Total	1,300	120.77	

Viewings

Strictly via arrangement with Dutch & Dutch.

Terms

999 year lease with 990 years remaining.



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182

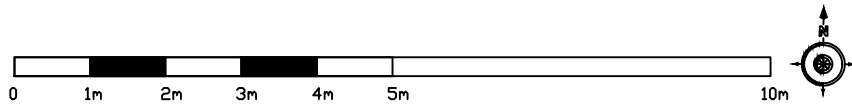
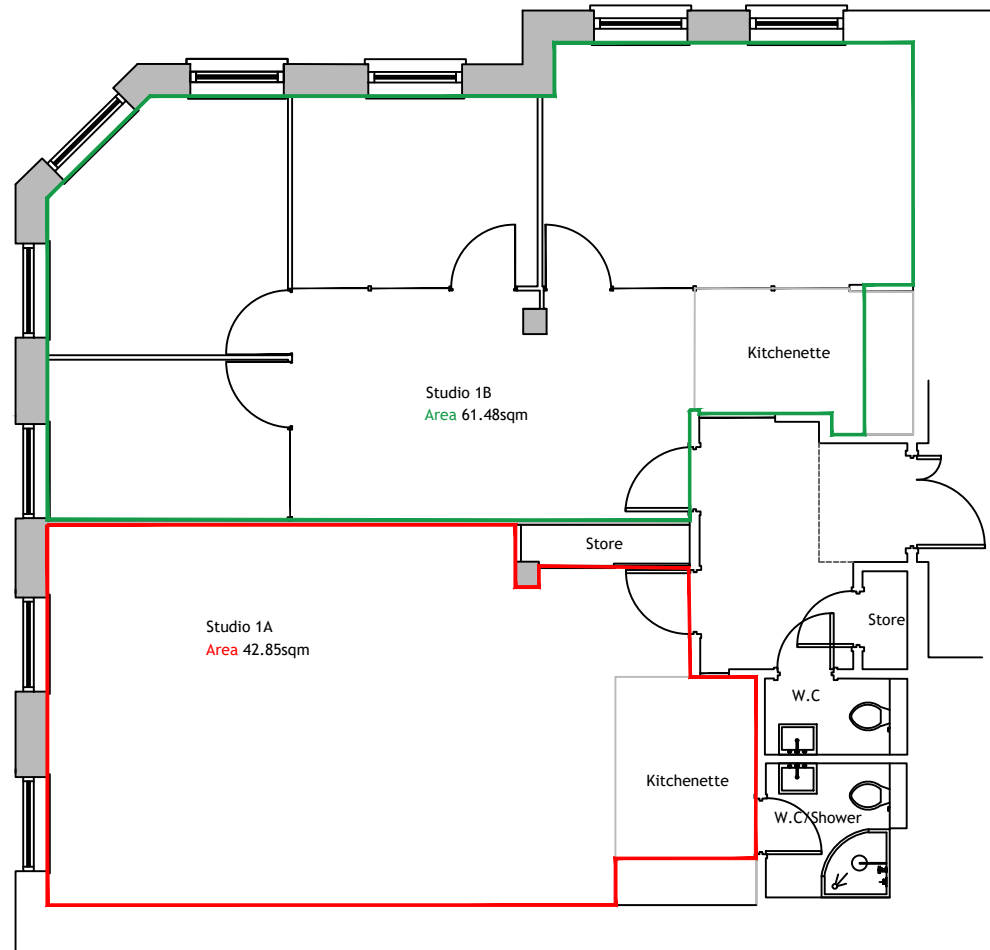
peter@dutchanddutch.com

More properties @ dutchanddutch.com

Unit 1A & 1B, First Floor Plan

BROADHURST GARDENS

WEST END LANE



<p>This drawing and information shown are the copyright of 2scale ltd</p>	<p>2Scale Ltd 6 Kinfans Road, London SW2 3JL Tel: 07903 198744 email: lisa.couse@2scale.co.uk www.2scale.co.uk</p>	Client	Manoj Bharwani	Scale	1:100	Date	21.03.22
		Project	Unit 1A & 1B 167 Broadhurst Gardens London NW6 3AU	Drawn By	LJC	Checked By	
		Title	First Floor Plan	Project No	0695	Dwg. No	101