



Price reduced for quick sale

West Hampstead Office FOR SALE - 1,200 sq ft

UNIT 4, SUMATRA HOUSE

215 West End Lane, West Hampstead,
NW6 1XJ

Office

FOR SALE

1,200 sq ft

(111.48 sq m)

- Located in the Heart of West Hampstead just off West End Lane
- Minutes from West Hampstead Underground, Overground and Thameslink Stations
- Mainly Open Plan Office
- Private kitchen and W/C
- Newly Refurbished
- Great Natural Light
- Ideal for a Wide Range of Owner Occupiers and Investors

Unit 4, Sumatra House, 215 West End Lane, West Hampstead, London, NW6 1XJ

Summary

Available Size	1,200 sq ft
Price	£575,000
Rates Payable	£18,560 per annum
Rateable Value	£36,250
Service Charge	£2,047.50 per annum Approx.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Accommodation

The accommodation comprises the following gross internal areas.

Name	sq ft	sq m	Availability
1st	1,200	111.48	Available
Total	1,200	111.48	

Description

Superb first floor office in the heart of West Hampstead just off West End Lane. The space has recently been refurbished to a high standard with new carpets. The office benefits from a kitchenette, Intercom, perimeter trunking, air conditioning, gas central heating.

Sumatra House is a modern office building over three floors situated adjacent to the Thameslink Station and set back from West End Lane. The office is mainly open plan with a partitioned office providing good quality office accommodation.

Location

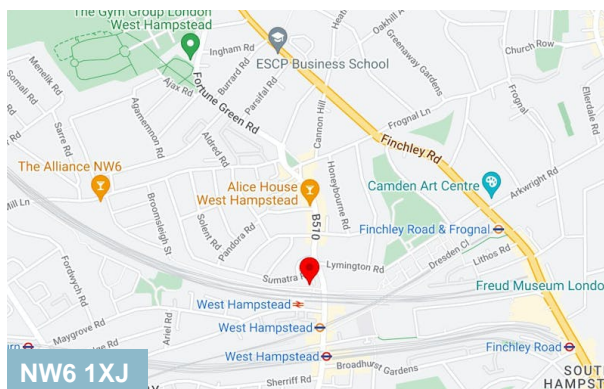
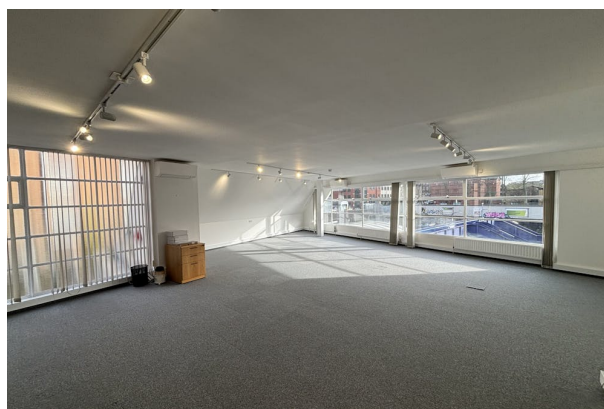
Located in the heart of West Hampstead, within very close proximity to West Hampstead Station (Jubilee Line), Overground and Thameslink networks. West End Lane is a well-established bustling road, complete with coffee shops, restaurants and independent retailers.

Viewings

Strictly via arrangement with Dutch and Dutch.

Lease

The offices are held on a long lease in a term of excess 900 years with a share of the freehold



Viewing & Further Information



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