



Ground floor office with parking in a private gated estate in the Heart of West Hampstead

3 HAMPSTEAD WEST

West Hampstead, NW6 2HX

Office

TO LET

651 sq ft

(60.48 sq m)

- Opposite West Hampstead Thameslink Station and a couple of minutes from the Overground and Jubilee Line Stations
- Excellent location in the centre of West Hampstead
- Nestled just off the lively West End Lane in the mix of West Hampstead's Restaurants, Bars, Cafe's and shops
- Service Charge Inclusive of Business Rates, Utilities and Estate Charges
- Flexible leases available from 2 years
- 1 parking space including

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Summary

Available Size	651 sq ft
Rent	£25,000 per annum
Business Rates	N/A
Service Charge	£21,329 per annum Fully Inclusive and Includes: Business Rates, Utilities and Service Charge
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	651	60.48	Available
Total	651	60.48	

Description

Ground floor office set within a modern gated development with an exciting mix of tenants including, solicitors, tech companies, property, fashion and medical. Internally the office is arranged over 3 office rooms with good natural light, W/C and a kitchen.

The office is available now on a new lease direct from the landlords.

Location

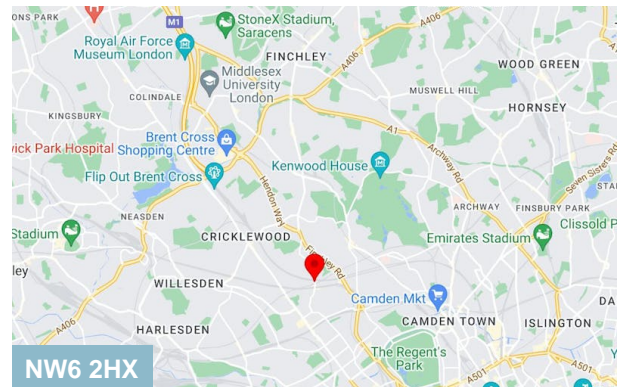
Located in the heart of West Hampstead and within a very short walk from West Hampstead Station (Jubilee Line) and Overground and Thameslink networks. West End Lane is a well-established bustling road, complete with coffee shops, restaurants and independent retailers.

Terms

A new lease for a term by arrangement.

Viewings

Via arrangement with Dutch & Dutch.



Viewing & Further Information



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Net Internal Area = 849 sq ft / 78.9 sq m

For identification only - Not to scale

