

## Abbey Road Cross, South Hampstead, NW6 £50,000 Per Annum Subject to contract

An exceptional Class E commercial unit occupying a prominent corner position at the junction of Abbey Road and Belsize Road, forming part of an impressive contemporary residential development.

Extending to approximately 1,085 sq ft (100.9 sq m), this striking corner unit provides open-plan accommodation with excellent frontage and outstanding visibility to passing foot and vehicle traffic.

The premises are currently offered in shell and core condition, providing complete flexibility for an occupier to design and fit out the space to suit their specific business requirements. The unit further benefits from an impressive 4.2m floor-to-ceiling height, creating a bright and spacious environment suitable for a wide range of Class E uses.

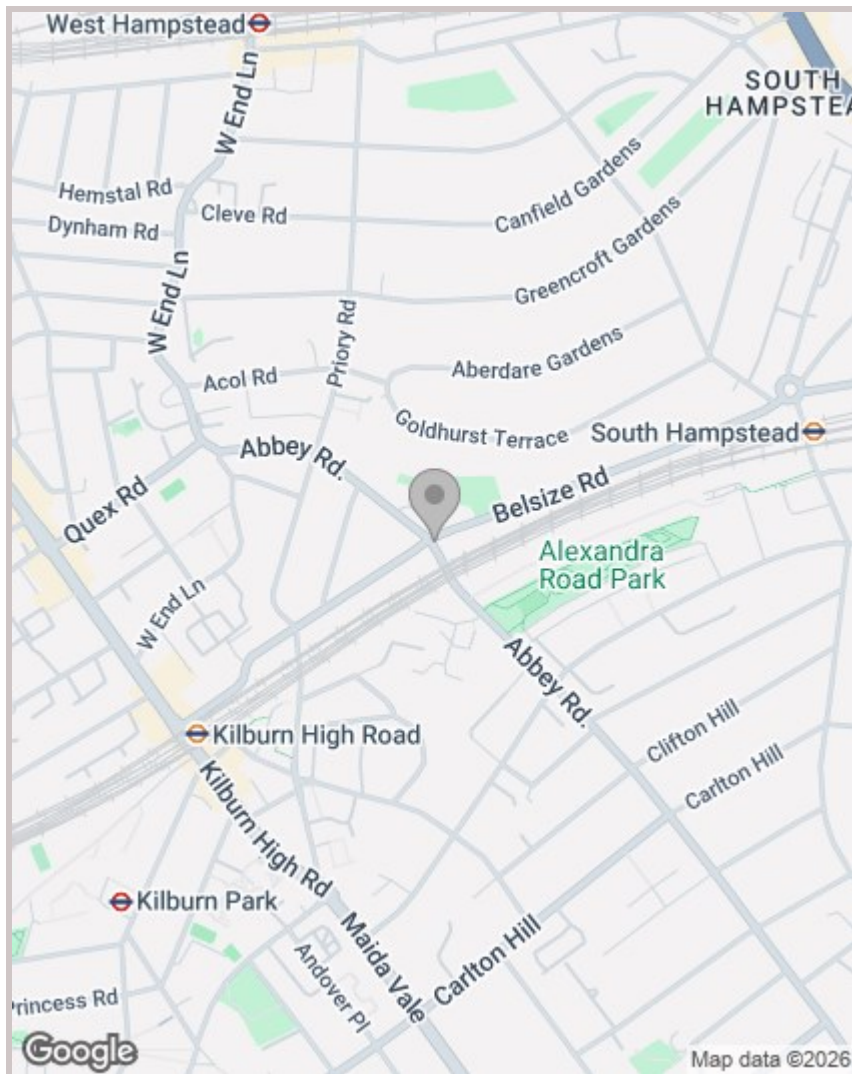
Subject to terms, the landlord may be willing to provide the premises in a white box specification.

## Property Overview


The property occupies a highly prominent position on the corner of Abbey Road and Belsize Road, within the heart of South Hampstead, an affluent and densely populated residential area. The location benefits from excellent transport links, being within easy reach of South Hampstead Overground Station, Swiss Cottage Underground Station (Jubilee Line) and St John's Wood Underground Station (Jubilee Line), whilst also enjoying close proximity to the numerous shops, cafés, restaurants and amenities of Abbey Road, St John's Wood and Finchley Road.

Suitable for a variety of Class E uses, subject to any necessary consents.

- Brand New Development
- Corner Position
- Highly Visible
- Class E
- Multiple uses considered
- 2 Entrance Doors
- Available Now
- New Lease
- No Premium



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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