

LEXINGTONS

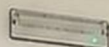


FOR
SALE



Belsize Lane, Belsize Park, NW3
£16,000 Per Annum





62 Belsize Lane

Belsize Park, NW3 5AS

- Approx. 764 sq ft lower ground commercial/office/storage unit
- No street-facing shopfront – discreet, private accommodation
- Offered on a new lease with no premium
- Two separate rooms plus waiting area and storage space
- Suitable for office, consultancy, physiotherapy or similar use
- Prime Belsize Village location, moments from local shops
- Within walking distance of three Underground stations (Belsize Park, Swiss Cottage and Finchley Road)

Versatile lower ground office/storage/commercial unit, quietly positioned in the heart of Belsize Village, NW3- one of North London's most desirable and well-connected neighbourhoods.

Extending to approximately 764 sq ft, the unit is situated on the lower ground floor of a residential building, providing a discreet and private space without a street-facing shopfront. This makes it particularly suitable for occupiers seeking a calm, non-retail environment in an established NW3 location. Belsize Village is known for its attractive village atmosphere, independent cafés, restaurants and boutique local businesses, while remaining within easy reach of Belsize Park, Hampstead, Swiss Cottage and Primrose Hill. The setting offers an excellent balance of convenience, character and tranquillity, making it ideal for professional, wellness, therapeutic or administrative use. The accommodation is arranged as two rooms with a waiting area and storage space, and benefits from new décor, upgraded wiring, modern LED lighting, a cloakroom and kitchenette. The layout lends itself well to uses such as physiotherapy, consulting rooms, therapy space, private office, studio use or secure storage, subject to any necessary consents.

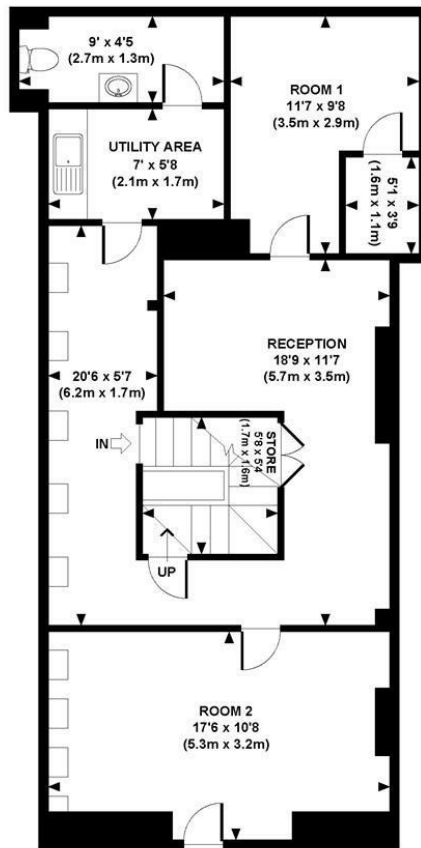
Offered on a new lease with no premium, this is an appealing opportunity for occupiers looking for a practical, well-presented and discreet commercial space in the heart of Belsize Village. *Some images include digitally staged furniture and décor to illustrate potential layout and use of space. Furnishings are for visual purposes only and are not included in the rental.

£16,000 Per Annum





Directions



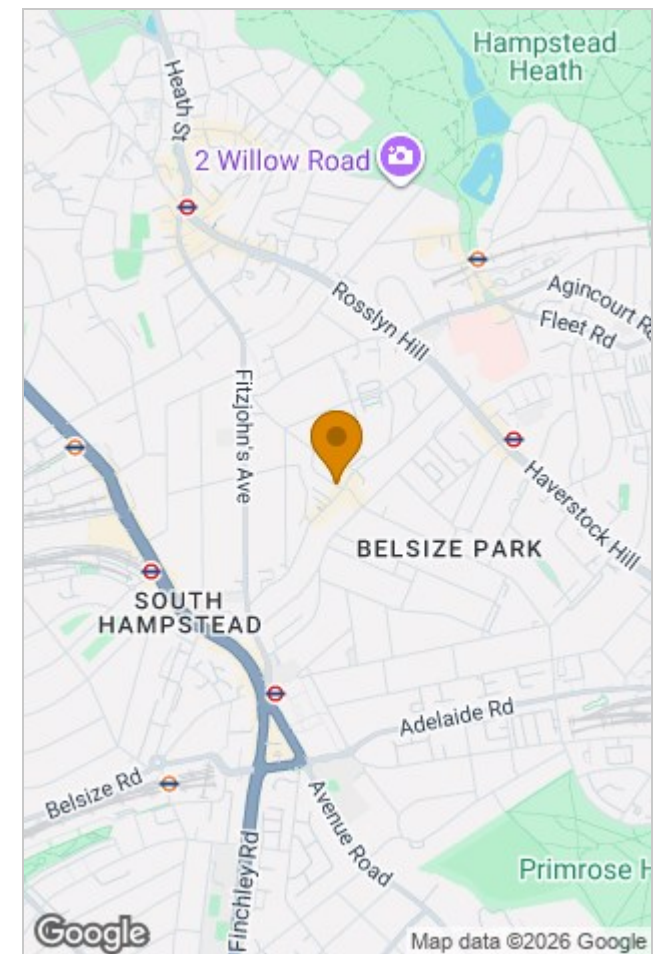
LOWER GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 764 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53	53	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	