

LEXINGTONS



FOR SALE

Rosemont Road, London, NW3  
£65,000 Per Annum





# 15 Rosemont Road London, NW3 6NG

£65,000 Per Annum

- Approx. 2,659 sq ft (247 sq m) of commercial accommodation - Ground floor unit
- Glazed partitioned meeting rooms and private offices
- With air conditioning and security shutters
- Predominantly open-plan workspace with flexible layout
- Well-connected NW3 location close to local amenities and transport links
- Offered with No Premium of a new lease

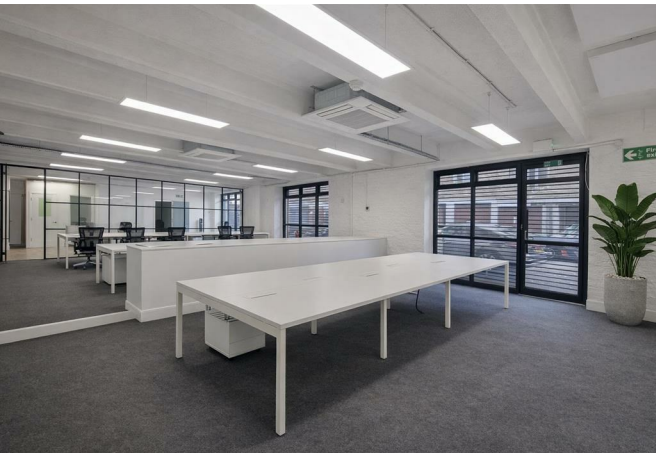
A bright and well-presented commercial unit offering flexible, contemporary workspace in the heart of NW6.

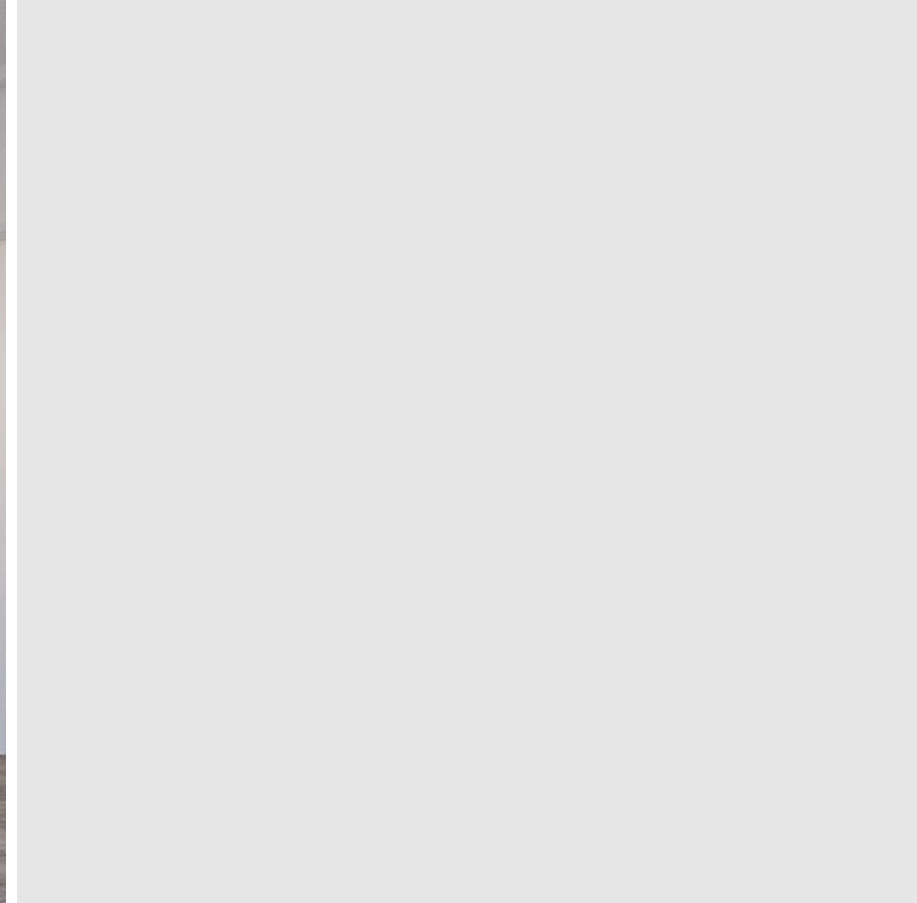
The accommodation is arranged predominantly over the ground floor and provides a generous open-plan working environment with excellent ceiling height and good natural light from the large front-facing windows. The space is currently configured to provide several large desk areas together with glazed partitioned meeting rooms, creating a practical balance between collaborative workspace and private offices. The interior has a clean, modern finish with neutral décor, exposed structural elements and suspended LED lighting, giving the unit a professional yet relaxed working atmosphere suitable for a variety of occupiers. The flexible layout allows the space to be adapted easily for different business needs, whether for creative studios, design practices, technology companies or professional services.

To the rear of the unit there is a fitted kitchenette together with additional ancillary rooms that can be used as storage, breakout areas or smaller offices. Rosamond Road is a quiet yet well-connected location within NW6, close to a range of local cafés, shops and amenities, with excellent transport links nearby providing easy access across London.

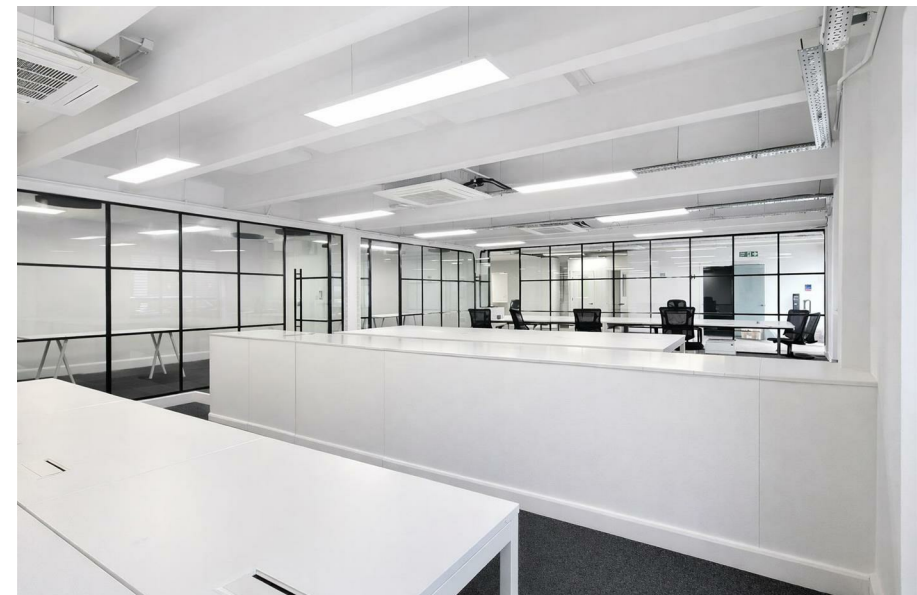
## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

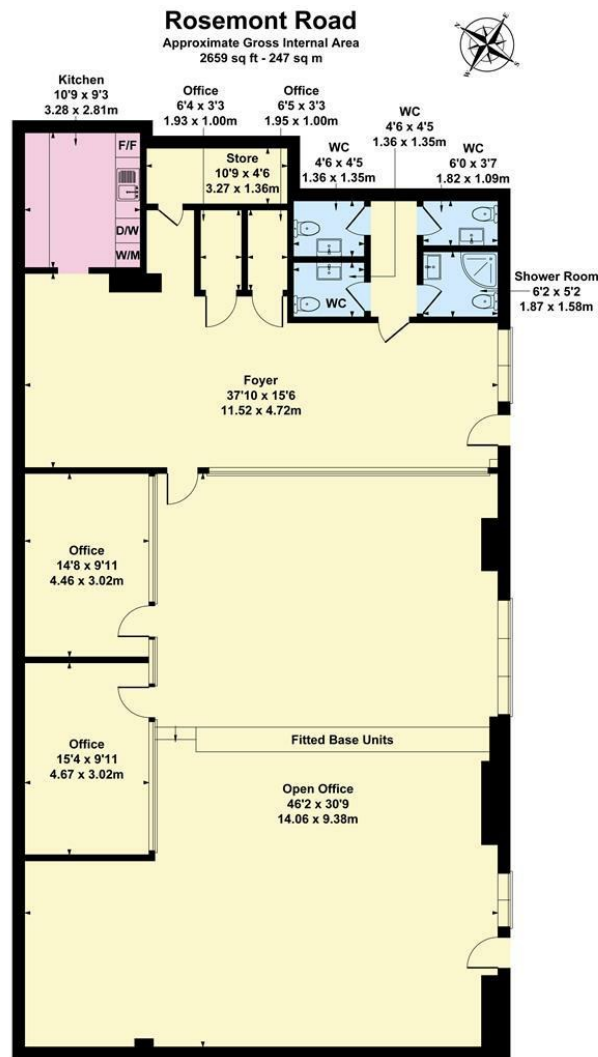




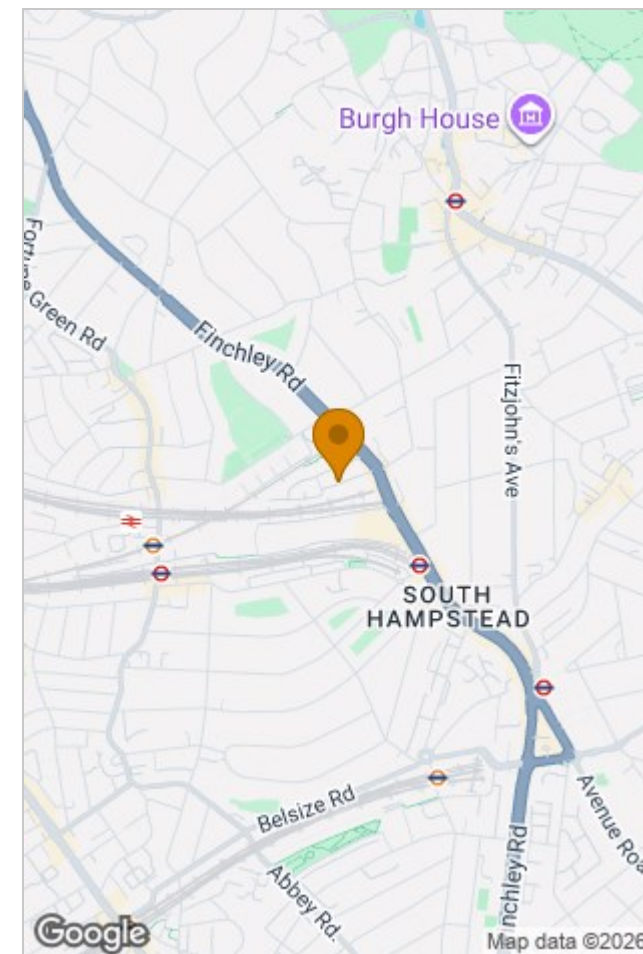
## Directions







Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## 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.