

LEXINGTONS



FOR SALE



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





# 67 Belsize Lane

## Belsize Park, NW3 5AR

£16,000 Per Annum

- Approx. 764 sq ft LOWER GROUND commercial/office/storage unit
- Offered on a new lease with no premium
- Suitable for office, consultancy, physiotherapy or similar use
- Within walking distance of three Underground stations
- NO STREET WINDOW FRONT – discreet, private accommodation
- Two separate rooms plus waiting area and storage space
- Prime Belsize Village location, moments from local shops and amenities

Lexingtons are pleased to offer this versatile office/storage/commercial unit in the heart of Belsize Village. Extending to approximately 764 sq ft, the unit is located on the lower ground (basement) floor of a commercial building, providing a discreet space without a street-facing shopfront. Arranged as two rooms with a waiting area and storage space, the unit benefits from new décor, upgraded wiring, modern LED lighting, a cloakroom and kitchenette. Offered on a new lease with no premium, it is ideal for physiotherapy or similar professional use.

\*Room dimensions are shown as existing and accurate. 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.

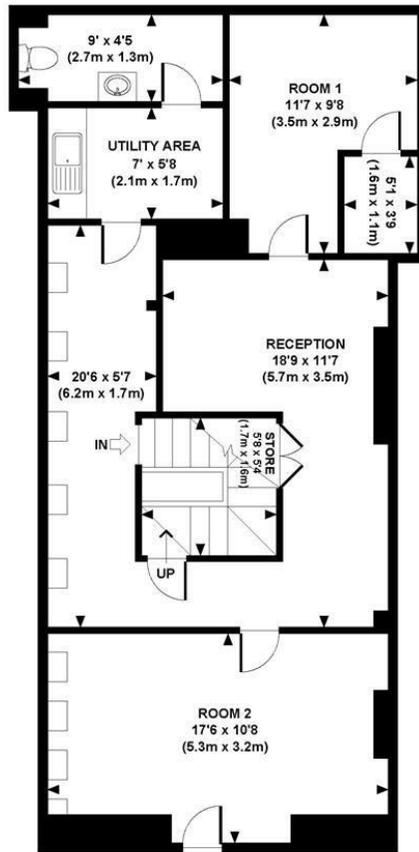
### Misrepresentation Act 1967

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.



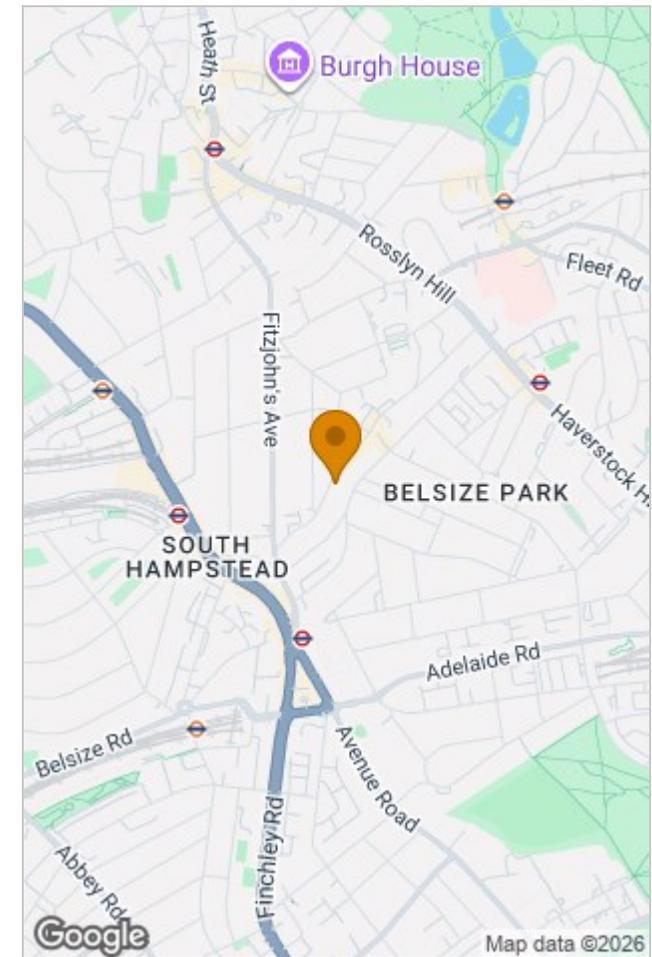
**Directions**





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](http://www.draftingfloorplan.com)



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		53	53
(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.