



First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed

GILMARTIN LEY

6a Hampstead High Street,

LONDON, NW3 1PR



Area

Net Internal Area: 96 sq.m. (1,029 sq.ft.)

Rent

£38,625 per annum (approx.
£3,219 monthly) subject to
contract



Property Description

The property comprises first floor office accommodation with street level access directly from Hampstead High Street. The space is arranged as two separate office rooms, one to the front of the building and the other to the rear.

The offices benefit from a kitchenette, perimeter trunking, central heating and entry phone system. WC provision is within the communal parts of the property.

The front office also benefits from air conditioning and has a private external terrace overlooking the High Street.

- > First floor offices with roof terrace overlooking Hampstead High Street
- > New lease available
- > Affluent and highly desirable North London location
- > Only 250 metres (0.16 miles) to Hampstead London Underground Station
- > Close proximity to 791 acres of open space at Hampstead Heath
- > Surrounded by an abundance of local restaurants, retailers, pubs and leisure facilities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Rear Office	42.54	457	
Front Office	53.13	571	
Front Terrace	19.13	205	



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Property Location

The subject property is located on the north side of Hampstead High Street, mid-way between Gayton Road and Willoughby Road.

Located in the heart of Hampstead, one of the most sought after residential areas of North London, the property is surrounded by a range of high street chains, pubs, restaurants and independent shops, which include: Gap, HSBC, Café Nero, Côte Brasserie, Tesco, Reiss, Barclays, Kurt Gieger, The Post Office, Gails bakery, PAUL, Le Pain Quotidien, Lloyds bank, Oliver Bonas, Whistles, Carluccio's, Waterstones, The Flask, Handelsbanken, The Holly Bush, Gaucho, Zara, Wagamma, and The Horseshoe.

Hampstead London Underground Station (Northern Line) is 300m to the north-west, which provides frequent southbound services to Bank Station with a travel time 20 minutes and Charing Cross Station with a travel time 17 minutes. There are regular northbound services to Edgware Station with a travel time 16 minutes.

Several bus routes run along Hampstead High Street providing connections to Paddington, Swiss Cottage, Camden and Golders Green.

2017 Rateable Value £33250.00

Estimated Rates Payable £15960 per annum

Service Charge p.a. A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes etc, Details are available to download from our website.

Premium Nil

Terms A new fully repairing and insuring lease available on terms to be agreed.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Camden

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/23416>
Floor Plans
Energy Performance Certificate
Service Charge Details

Last Updated: 03 Oct 2019

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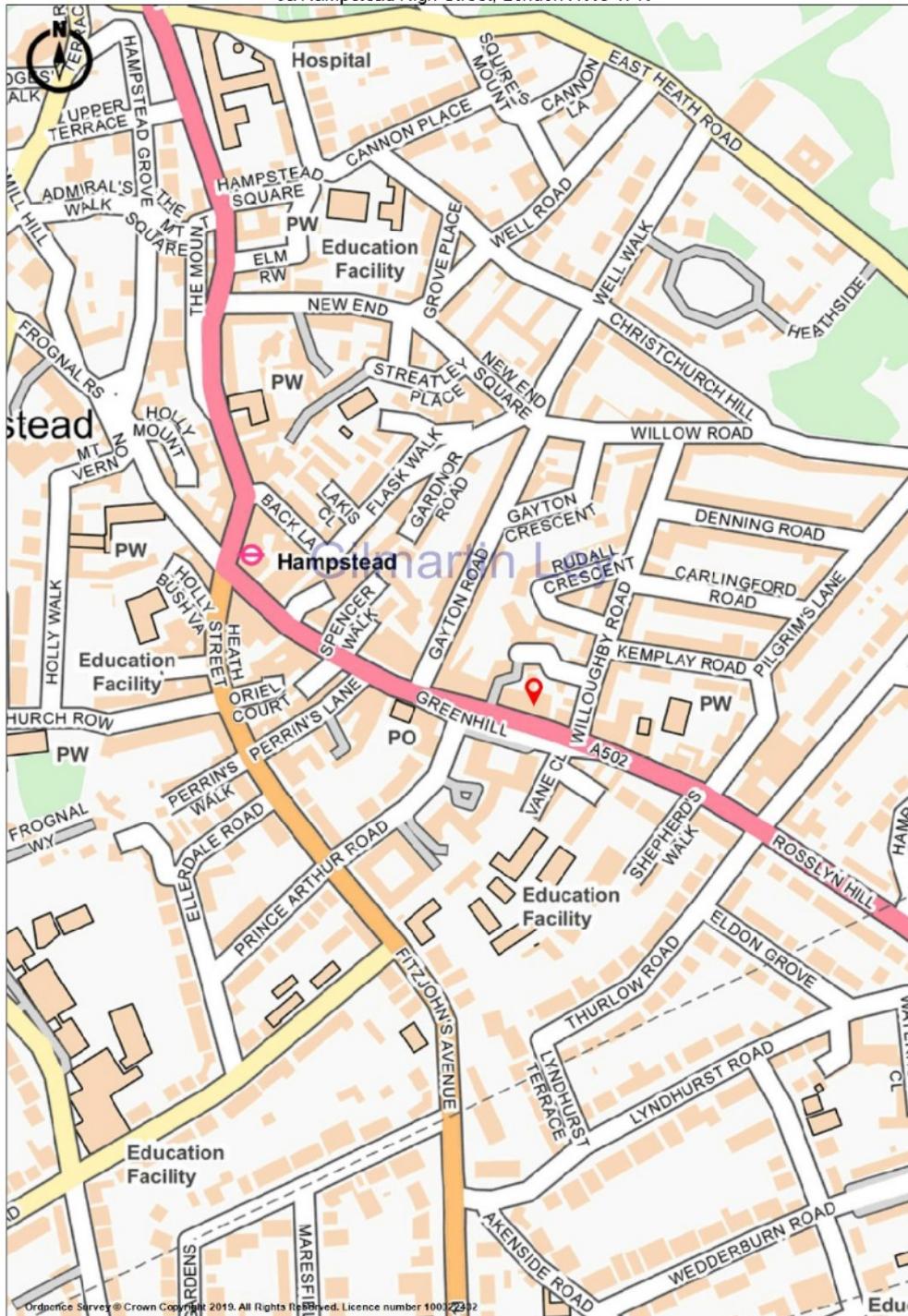


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Our ref: 23416

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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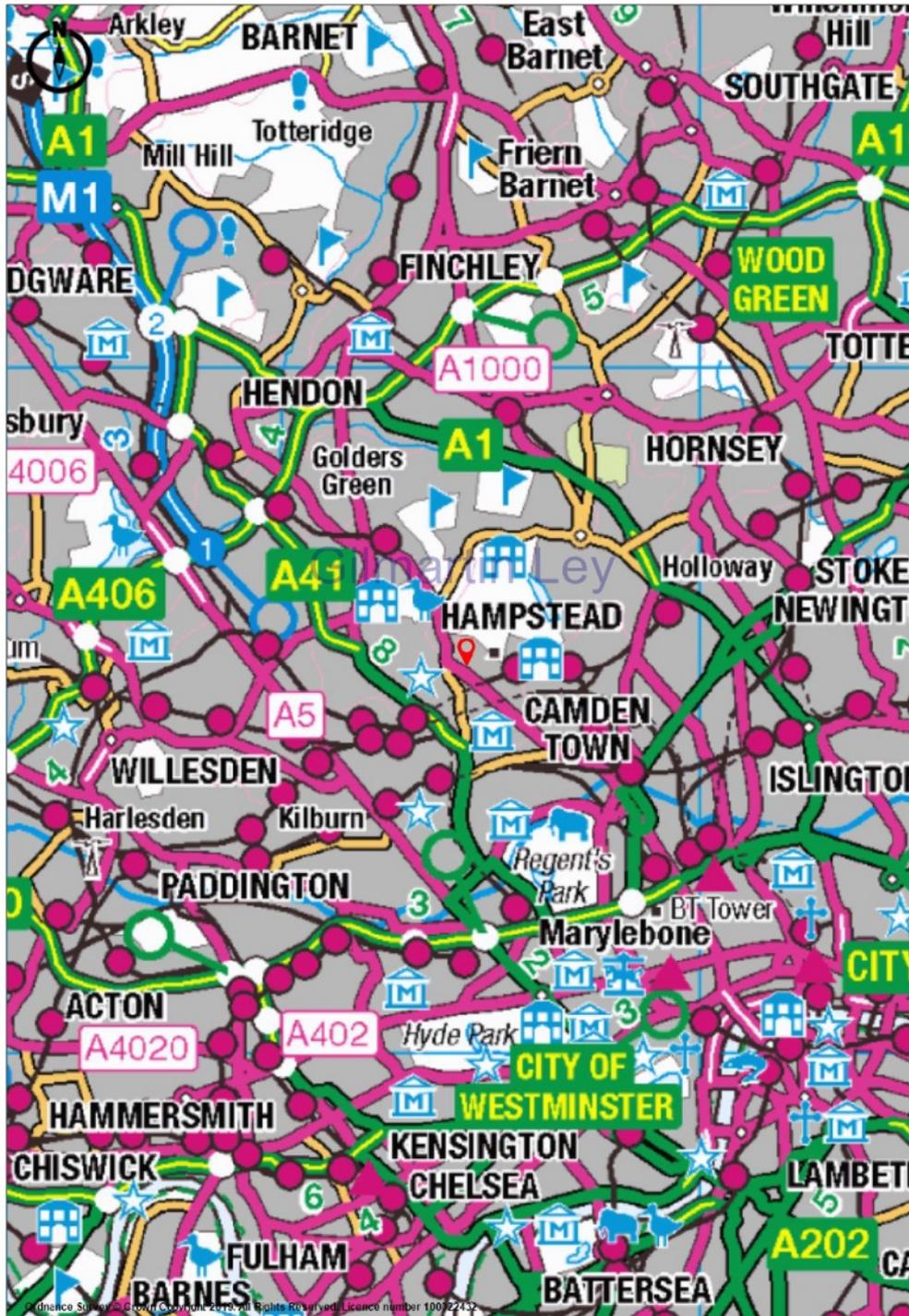
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