



GILMARTIN LEY

D1 Building To Let - Golders Green NW11

Ideally suited for use as a nursery school

**Golders Green Parish Church
Hall**
West Heath Drive,
Golders Green,
LONDON, NW11 7QG



Area

Gross Internal Area: 302 sq.m. (3,253 sq.ft.)

Rent

£80,000 per annum (approx.
£6,667 monthly) subject to
contract

Property Description

The property comprises a predominantly single storey purpose built Church Hall with ancillary rooms. It was last used as a day nursery and for other D1 community uses.

The property is currently configured to provide: a large main hall, secondary hall, stage area, office room, kitchen, main entrance lobby, garden lobby, separate male and female WC facilities, externally accessed basement room and additional WC facility to the rear of the property.

The property is in good condition and benefits from: parquet flooring (except the kitchen, which has quarry tiles), secondary glazing to the windows in the main hall, which creates a quiet and tranquil environment, gas-fired central heating throughout and a fire alarm with networked sensors throughout the property.

The property also benefits from a large garden to the side measuring 19 x 13 metres at its widest points. The garden area is secured by metal railings.

- > Please confirm or make your offers for the subject property in writing by 5pm on Thursday 19th October 2017
- > D1 Use - Ideal property for a nursery school
- > Affluent North London Location
- > Gross internal area of 302.26 sq m (3,253 sq ft) excluding basement room
- > Site area: 0.18 acres
- > New fully repairing and insuring lease available
- > Generous garden / outside space





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Accommodation	Area sq.m.	Area sq.ft.	Comments
Main hall	156.66	1,686	
Small hall	44.88	483	
Kitchen	18.25	196	
Office	9.92	106	
Stage area	25.43	273	
Garden lobby	8.12	87	
Basement	9.62	103	

Property Location

The property is situated at the northern end of West Heath Drive, just south of its junction with North End Road, in the heart of the affluent area of Golders Green. Directly to the north of the property is Golders Green Parish Church and to the south and opposite to the west are residential properties. Further to the north, on North End Road and Golders Green Road there is a mixture of retail shops and eateries including household names such as Starbucks Coffee, Caffè Nero, Sainsburys Local and Halifax Bank.

The property is situated in an excellent location from the perspective of public transport communications, only 130m south-east of Golders Green Underground Station, providing a journey time to London Kings Cross and St Pancras International Station of 14mins. Furthermore there are numerous bus services which run very close to the property.

Service Charge p.a.	TBC
Premium	Nil
Terms	A new fully repairing and insuring lease on terms to be agreed is available
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Barnet
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/25440 Plan (not to scale) Energy performance certificate Offer Requirements
Last Updated:	01 May 2018

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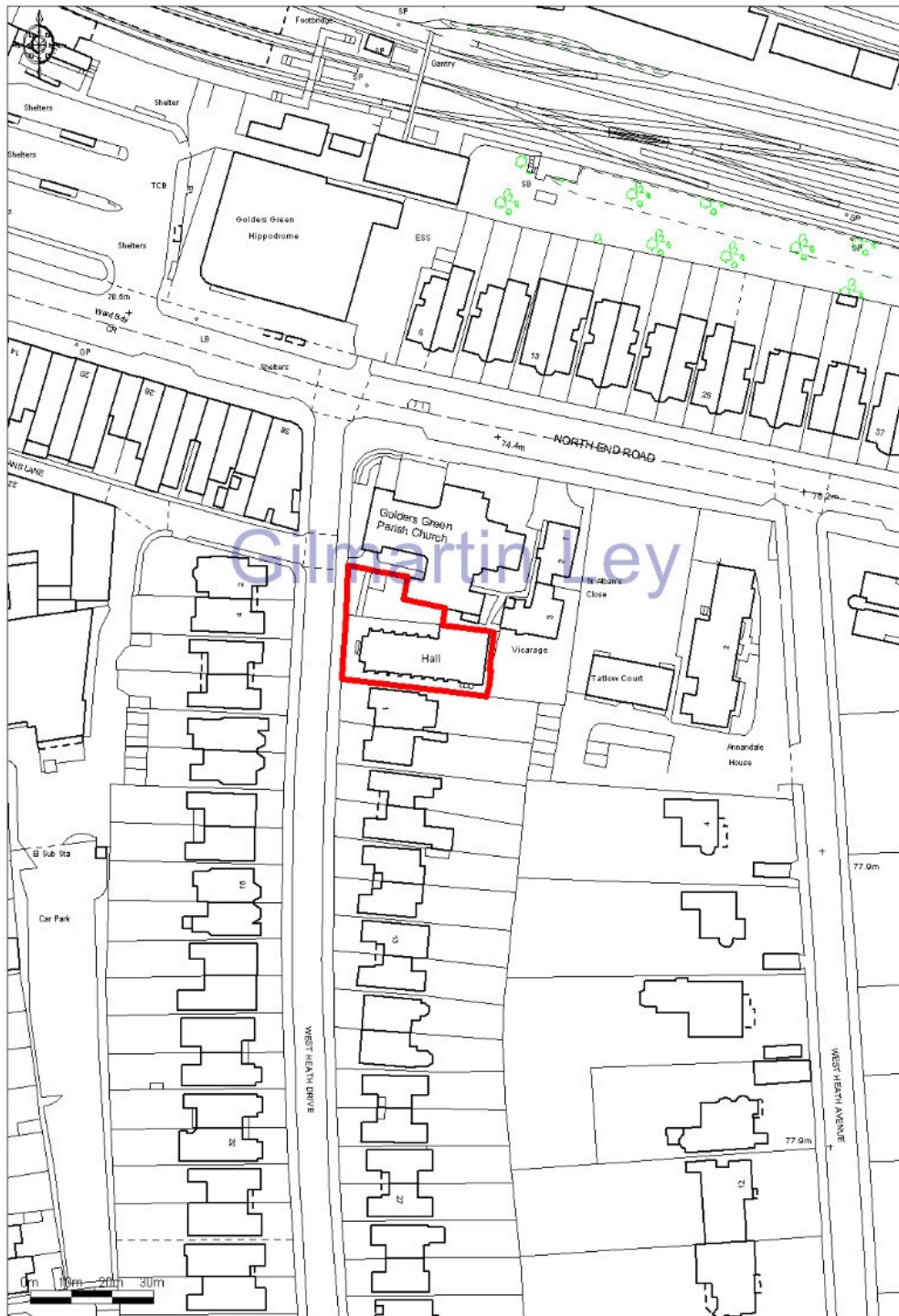


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Our ref: 25440

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

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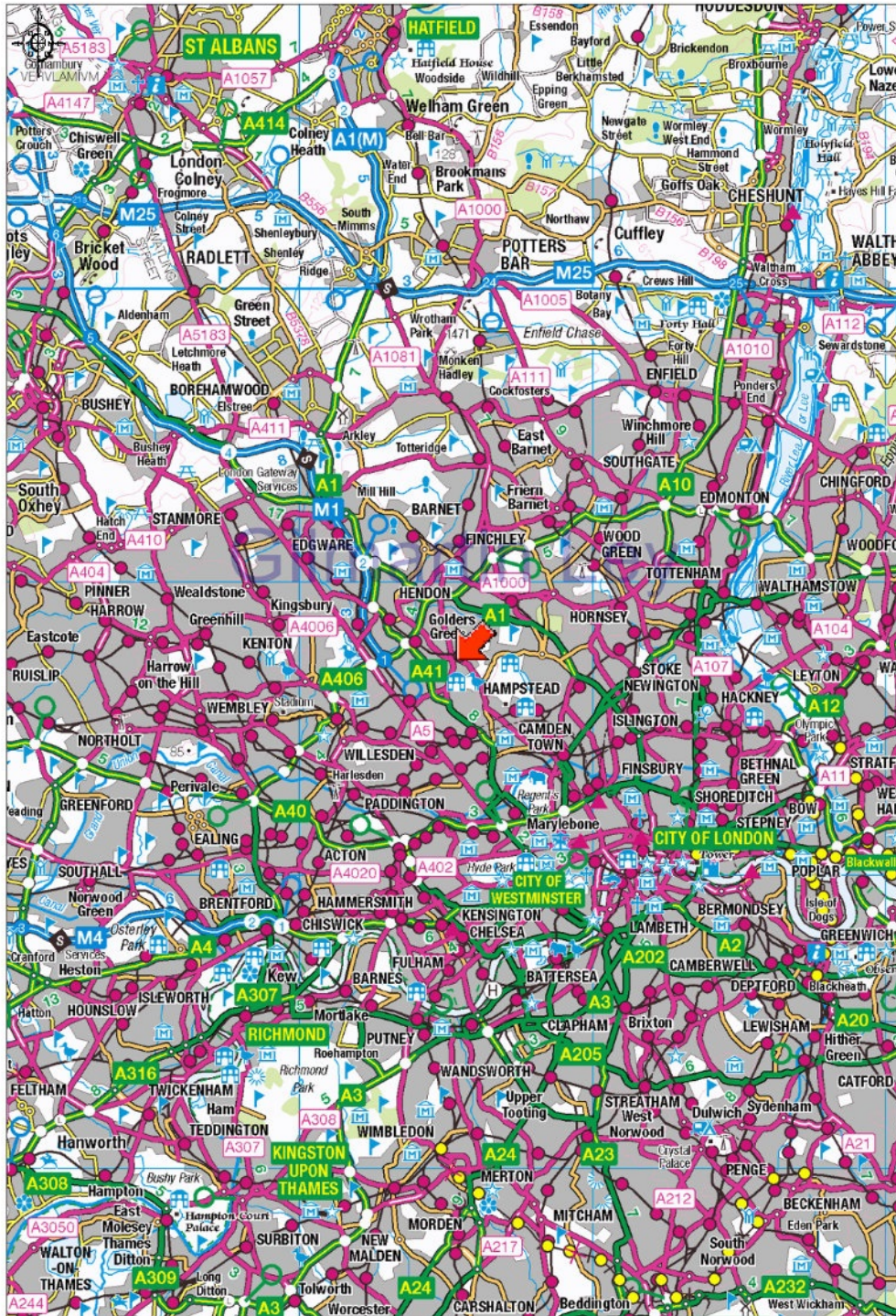


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