

Amazing Warehouse Style Office Space

5,575 ft2
To Let



- Cool 1st floor office space accessed via shared reception with lift
- Exposed brick and structural steel
- Polished concrete flooring
- New double glazed windows
- Original cobble flooring with glass casing
- New WCs and shower rooms

1st Floor Omni House, West Hampstead
NW6 4BT

 **DUTCH & DUTCH**
PROPERTY ADVISERS & PROPERTY MANAGEMENT

174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

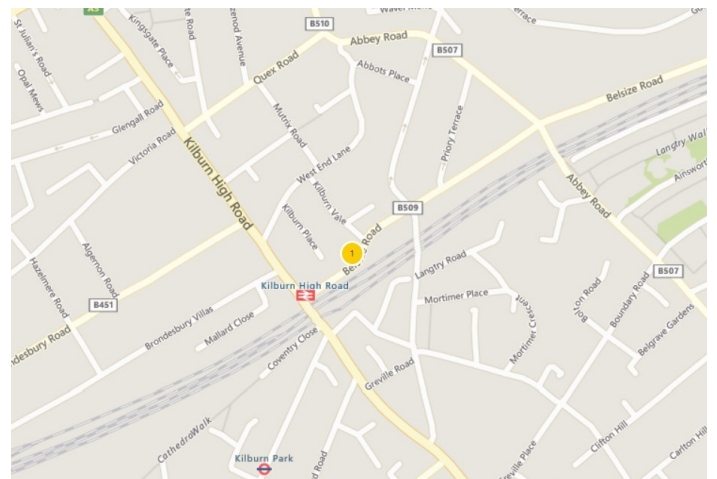
These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.



Built in 1890 as a horsedrawn omnibus depot the 1st floor space was used as stabling, the high level windows providing air (and a view!) for the horses. More recently the space was used by Decca, Polygram and Universal Music as recording studios.

The first floor of this amazing building has undergone a comprehensive refurbishment which combines original features with a modern touch. Some features include a polished concrete flooring, exposed ceiling, Toto WC's, original cobble flooring preserved by glass casing, reception desk designed and produced by Bocharnikov, using original wood from the building. Other benefits include, newly installed showers, passenger lift, open plan floor.

Incredibly flexible space - ready for occupiers layout for air conditioning, lighting and cabling.



LOCATION

Omni House is ideally located for transport to the rest of London; Kilburn Park Underground Station is a few minutes away- linking you via the Bakerloo Line to destinations such as Baker Street, as well as mainline & Overground services.

TERMS

£32.50 per sq ft exclusive of service charge, business rates, VAT and all other outgoings.

A new lease is available for a term by arrangement.

SERVICE CHARGES

Subject to agreeing the reception requirements of the incoming tenant a service charge will be calculated and provided.

BUSINESS RATES

2017 draft valuation of the rateable value of the office accommodation is £77,500
Interested parties to make their own enquires in relation to rates payable.

<https://www.gov.uk/calculate-your-business-rates>

BUSINESS RATES

Applicants are to make their own enquiries to The London Borough of Brent.

VAT

No VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

To be confirmed.

VIEWINGS

All viewings are to be arranged through our office, please contact:

Zach Forest
020 7443 9867 / 07890 209 397
zach@dutchanddutch.com



