

AN OPEN PLAN FIRST FLOOR OFFICE

520 sq ft
To Let



- Set in a purpose built office complex
- Excellent variety of cafes and restaurants along West End Lane a few minutes away
- Open plan floor space
- One allocated parking space
- Adjacent to West Hampsteads Thameslink Station and a couple of minutes from the Overground and Jubilee Line
- Good natural light

First Floor,
79 Maygrove Road, West Hampstead
NW6 2EG

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

174 West End Lane, West Hampstead, London, NW6 1SW
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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.

LOCATION

West Hampstead's transport links are superb and include:

Jubilee Line (Stanmore to The City and Stratford)

London Overground (Richmond and Stratford)

ThamesLink (Bedford and Brighton incl. Gatwick and Luton)

RENT

£22,000 per annum exclusive of utilities, service charge, business rates and VAT.

LEASE

A new Full Repairing and Insuring lease to be granted for a term by arrangement.

BUSINESS RATES

The rates on this property will be determined once the use class has been established and the premises are completed and ready for occupation.

SERVICE CHARGE

To be confirmed.

EPC

An energy performance certificate has been commissioned and will be available upon request.

VIEWINGS

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

Zach Forest

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