Brand New Office / Medical Units

1,121 sq ft

To Let

- A stunning mixed use development in the very heart of West Hampstead
- Set across 3 buildings just off West End Lane
- Open plan floor plates
- Fully fitted and ready for occupation
- On the door step of West Hampstead's Jubilee, Overground and Thameslink Stations
- Suitable for office and medical occupiers
- Air conditioned

West Hampstead Square,
Unit 2 Beckford Building, West Hampstead NW6 2AQ

DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT
174 West End Lane, West Hampstead, London, NW6 1SW
t 020 7794 7788 | www.dutchanddutch.com

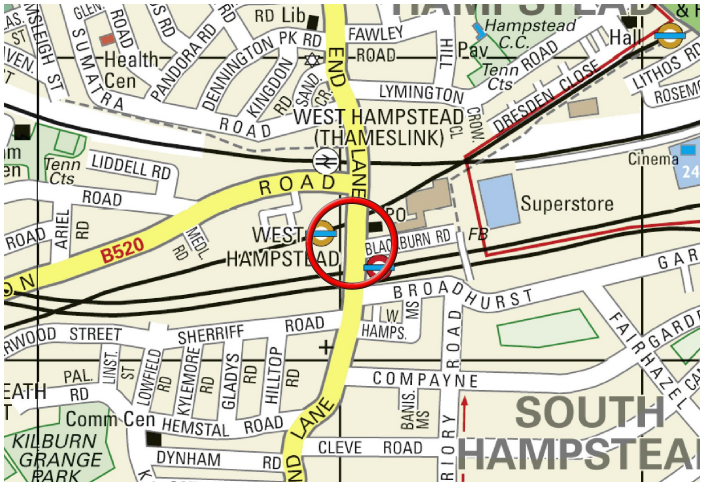
These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rentals and prices are quoted exclusive of VAT.

A selection of brand new office and medical units available to rent.

West Hampstead Square has become West Hampstead's 'village hub'. The square itself boasts a number of high end retailers such as Marks & Spencer's and Provenance Village Butchers that complement the existing shops, restaurants and upmarket bars along West End Lane.

With a choice of 5 brand new units set across 3 separate buildings. Each unit is self contained, accessed from street level and has been fully fitted with air conditioning, double glazing, Cat VI cabling, intruder alarm, shower, WC's and a kitchen.

Available now.



LOCATION
Within a very short walk from West Hampstead Station (Jubilee Line) and Overground and Thameslink networks. West End Lane is a well-established bustling road, complete with coffee shops, restaurants and independent retailers

LEASE
A new Full Repairing and Insuring lease is available for a term by arrangement

RENT
£42.50 per sq ft plus VAT where applicable

SERVICE CHARGE
The service charge is estimated at £1.66 Per sq ft

VAT
Plus VAT.

BUSINESS RATES
Applicants are to make their own enquiries to the London Borough of Camden

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 (020) 7443 9867
M: 07890 209 397

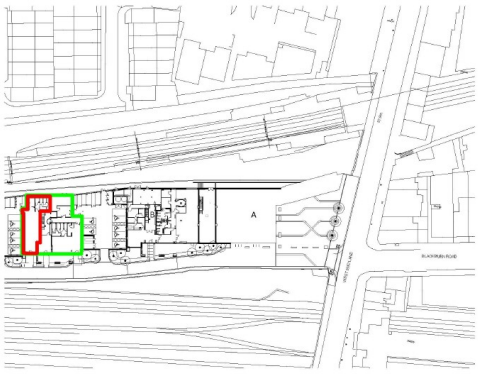
PLANNING CONDITIONS
The D1 Use of these premises is limited to dental and healthcare Uses
Occupiers of these units will not be entitled to local business parking permits

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A3

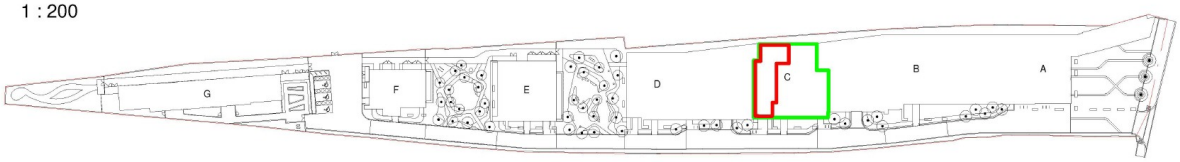
Block C Level 00 - B1 Office B

1 : 200



Site Location - Block C - B1 Office B

1 : 1250



Development Plan - Block C

1 : 1000

0m 20m 40m 60m 80m 100m

VISUAL SCALE 1:1000 @ A3

UNIT 2 BECKFORD BUILDING
HERITAGE LANE
NW6 2AQ

WCEC ARCHITECTS - DISCLAIMER

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It is the contractors responsibility to ensure full compliance with the Building Regulations.
Do not scale from this drawing, use figured dimensions only.
It is the contractors responsibility to check and verify all dimensions on site.
Any discrepancies to be reported immediately.
IF IN DOUBT ASK.
Materials not in conformity with relevant British or European Standards/Codes of practice or materials known to be deleterious to health & safety must not be used or specified on this project.

Line Type Key

- Balcony/Terrace/Garden
- Development Building
- Demise
- Site Boundary

Area -

136.173 m2

1465.7539 SF

Floor to Ceiling - 2700

North

No	Date	Description	by
B	22.09.15	Remaining fitout removed. Ceiling heights added.	AM
A	17.09.15	Internal fitout removed.	AM

CLIENT

BALLYMORE Network Rail

PROJECT

West Hampstead Square

TITLE

Block C - B1 Office B

DRAWING STATUS

Construction

DRAWN	CHECKED
AM	JA

SCALE

As indicated @A3

DATE

09/15/15

wcec architects

South Building, Staple Inn Buildings
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JOB NO.	DRAWING NUMBER	REV.
12-316	LE-(11)-01	B