

Brand New Office / Medical Units

873 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 Lessing Building, West
Hampstead NW6 2BF



DUTCH & DUTCH
PROPERTY ADVISERS & PROPERTY MANAGEMENT

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

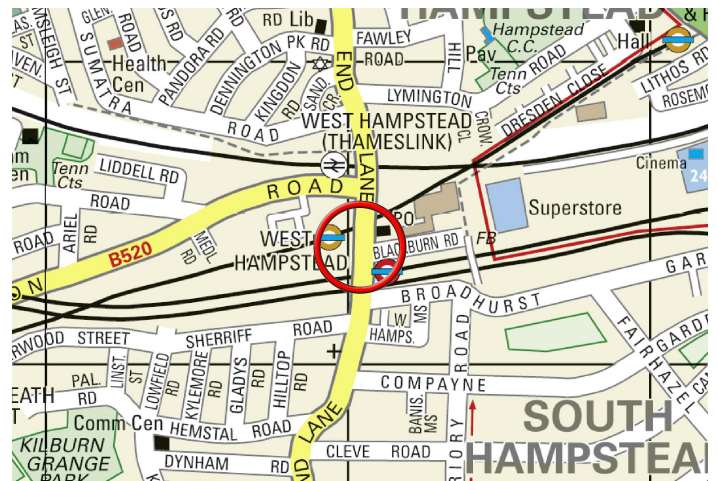


A selection of brand new office and medical units available to rent.

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

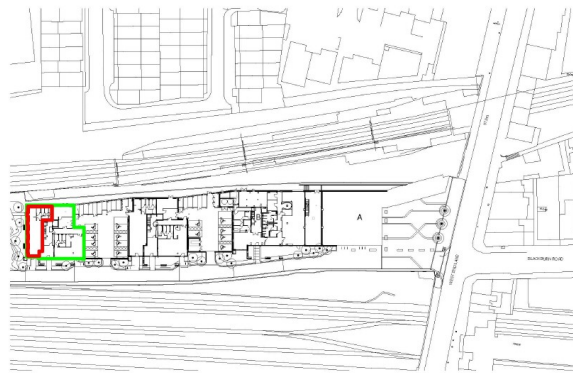




VISUAL SCALE 1:200 @ A3



Block D Level 00 - B1 Office D
1 : 200



Site Location - Block D - B1 Office D
1 : 1250



Development Plan - Block D
1 : 1000



VISUAL SCALE 1:1000 @ A3

UNIT 2 LESSING BUILDING
HERITAGE LANE
NW6 2BF

WCEC ARCHITECTS - DISCLAIMER

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It is the architect's responsibility to ensure full compliance with the Building Regulations.
Do not scale from this drawing, use figured dimensions only.
It is the architect's responsibility to check and verify all dimensions on site.
Any discrepancies to be reported immediately.
This drawing is for information only.
It is the architect's responsibility to ensure that all dimensions on site are correct.
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Line Type Key

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

Area -
111.199 m²
1196.9360 SF
Floor to Ceiling - 2600



No	Date	Description	By
B	02/06/15	Remaining floor/removed ceiling lengths added	AMF
A	17/06/15	Internal floor removed	AMF

CLIENT



BALLYMORE
West Hampstead Square

PROJECT
Block D - B1 Office D

CONSTRUCTION

DESIGN	AM	JA
SCALE	As indicated @A3	
DATE	09/15/15	

wcec architects

South Tottenham, South London

London, WC2P 7PT

0207 2088 0018, w@wcec.co.uk, www.wcec.co.uk

REF NO.	CONSTRUCTION	REV.
12-316	LE-(13)-01	B