

# 106 HAMPSTEAD ROAD

LONDON NW1 2LS

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## To Let

Self-contained Premises with Great Window Frontage

Suitable for Class E

Retail, Offices, Medical, Leisure etc.

GROUND & LOWER GROUND FLOOR  
1,259 SQ. FT.

RIB

ROBERT IRVING BURNS



## DESCRIPTION

The premises comprises a self-contained ground & lower ground floor which would be suitable for any business whether professional, medical, creative or service offering.

The unit offers a generous amount of natural light from the large frontage, as well as a modernised kitchenette, male & female WC's with a neat internal feature staircase.



## AMENITIES

- Excellent Natural Light
- Modernised Kitchenette
- Male & Female WC's
- Spot Lighting
- Rear Private Glass Meeting Room
- Internal Staircase
- Internal Staircase

## FINANCES

TOTAL SIZE (SQ.FT.)	1,259
QUOTING RENT (P.A.)	£42,500
ESTIMATED RATES PAYABLE (P.A.)	£12,960
SERVICE CHARGE	TBC
<b>ESTIMATED OCCUPANCY COST (P.A.)</b>	<b>£55,460</b>





FRANCIS CRICK INSTITUTE



DRAKE AND MORGAN



ST JOHN'S TAVERN

## LOCATION

# LOCATED IN LONDON

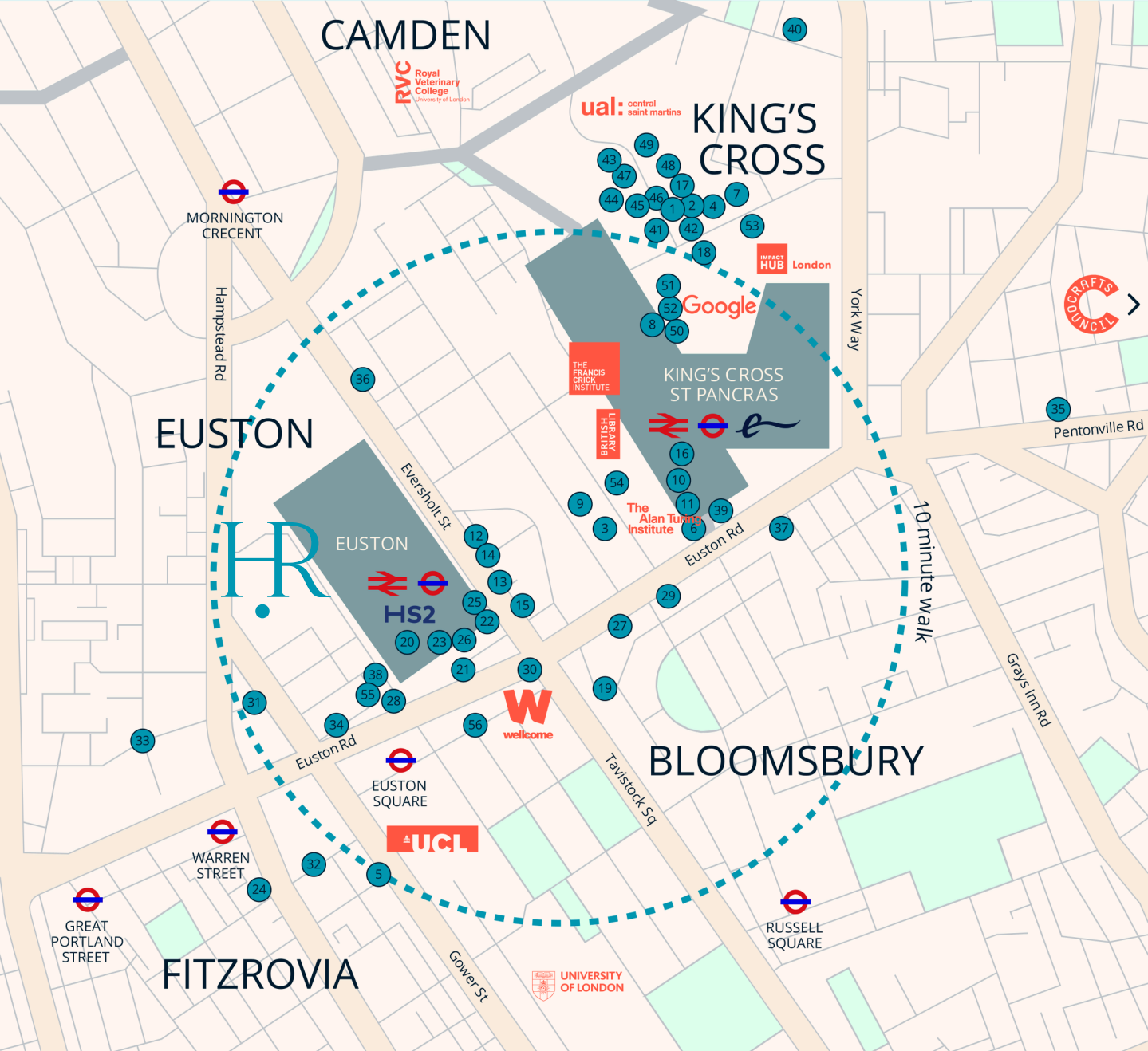
This property enjoys a prominent position within one of central London's most connected districts. Situated moments from the intersection of Hampstead Road and Drummond Street, it offers immediate access to key transport links, including Euston, Euston Square, Warren Street, and King's Cross St. Pancras stations — all within easy walking distance.

Nestled within the city's Knowledge Quarter, the area is a dynamic hub for innovation, academia, and enterprise, home to world-renowned institutions such as UCL, the Francis Crick Institute, and the British Library. The building is ideally positioned to benefit from the thriving professional ecosystem, vibrant cultural scene, and extensive retail and dining amenities of nearby Fitzrovia and King's Cross.

This strategic location makes it an ideal base for forward-thinking businesses seeking connectivity, prestige, and proximity to some of London's most influential minds and institutions.

106 HAMPSTEAD ROAD





# LOCAL AMENITY

## FOOD & BEVERAGE

- 1 Caravan
- 2 Coal Drops Yard
- 3 Cosy Kettle
- 4 Granary Square
- 5 Grant Museum of Zoology
- 6 Origin Coffee
- 7 The Lighterman
- 8 Vinotecha
- 9 Somers Town Coffee House
- 10 The Booking Office
- 11 The Gilbert Scott
- 12 Roti King
- 13 Gail's
- 14 Pizza Pilgrims
- 15 Royal George
- 16 German Gymnasium
- 17 Dishoom
- 18 Bao
- 19 Casa Jardim
- 20 LEON
- 21 PRET
- 22 M&S
- 23 Itsu
- 24 Wassabi
- 25 The Cornwall Pastie Company
- 26 Starbucks
- 27 Costa Coffee
- 28 Giraffe
- 29 Pizza Express

## FITNESS

- 30 Barry's London Central
  - 31 Ringtone Boxing Gym
  - 32 Pure Gym
  - 33 The Gym Group
  - 34 Anytime Fitness
- ## HOTELS & ACCOMMODATION
- 35 Chapter Kings Cross
  - 36 The Pack and Carriage
  - 37 The Standard, London
  - 38 The Wesley
  - 39 St. Pancras Renaissance Hotel
- ## SHOPPING & LEISURE
- 40 Everyman Kings Cross
  - 41 Tom Daxon
  - 42 Screen on the Canal
  - 43 A.P.C
  - 44 Rains
  - 45 Aesop
  - 46 American Vintage
  - 47 Blackhorse Lane Ateliers
  - 48 COS
  - 49 Face Gym
  - 50 Nike
  - 51 Sweaty Betty
  - 52 Space NK
  - 53 & Other Stories
  - 54 British Library
  - 55 The Magic Circle
  - 56 Wellcome Collection



## FURTHER INFORMATION

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### LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

### POSSESSION

Upon completion of legal formalities.

### LEGAL COSTS

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

### EPC

51 C

### VAT

The property is not elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.

## CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.

These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. April 2026