

28 ST ALBANS LANE

GOLDERS GREEN, NW11 7QE

FOREST
REAL ESTATE

28

St Albans Lane

TO LET

3,750 TO 7,570 SQ FT (348 to 703 sq mtrs)

**Self Contained Building With 12 Parking
Spaces**

Key Features

- Stunning Office Accommodation With a Number of Architectural Features
- Self Contained Building
- 12 Parking Spaces
- Air Conditioning
- Small Private Roof Terrace
- Part Raised Floors
- 7 WCs and a Shower
- Available as Two Self Contained Units or in its Entirety
- Glass Partitioned Office & Meetings Rooms
- Within 0.2 miles of Golders Green Underground Station

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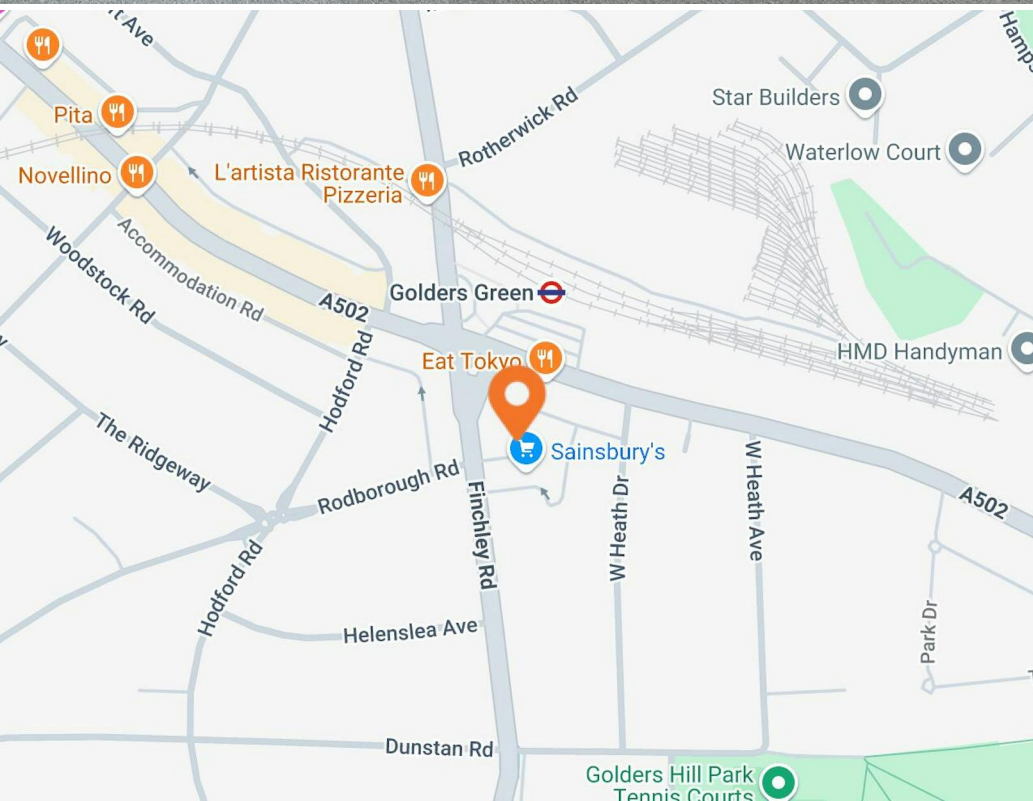


Description

This architecturally reimagined former industrial building offers 7,570 sq ft of, high-quality, modern office accommodation arranged over ground, first and; mezzanine floors. Designed with flexibility in mind, the open-plan layout provides adaptable workspace suited to a range of occupier needs.

The property benefits from 12 car parking spaces located on a privately owned neighbouring road.

Images and floor plans shown are for illustrative purposes only and reflect the layout and condition prior to current tenancy.



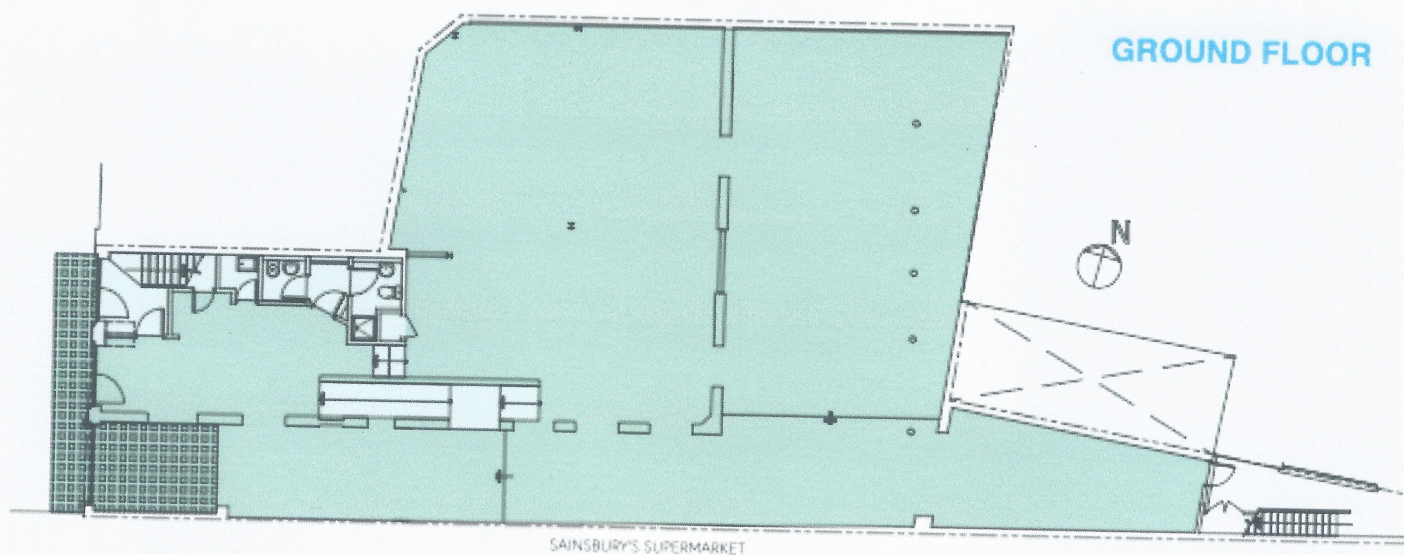
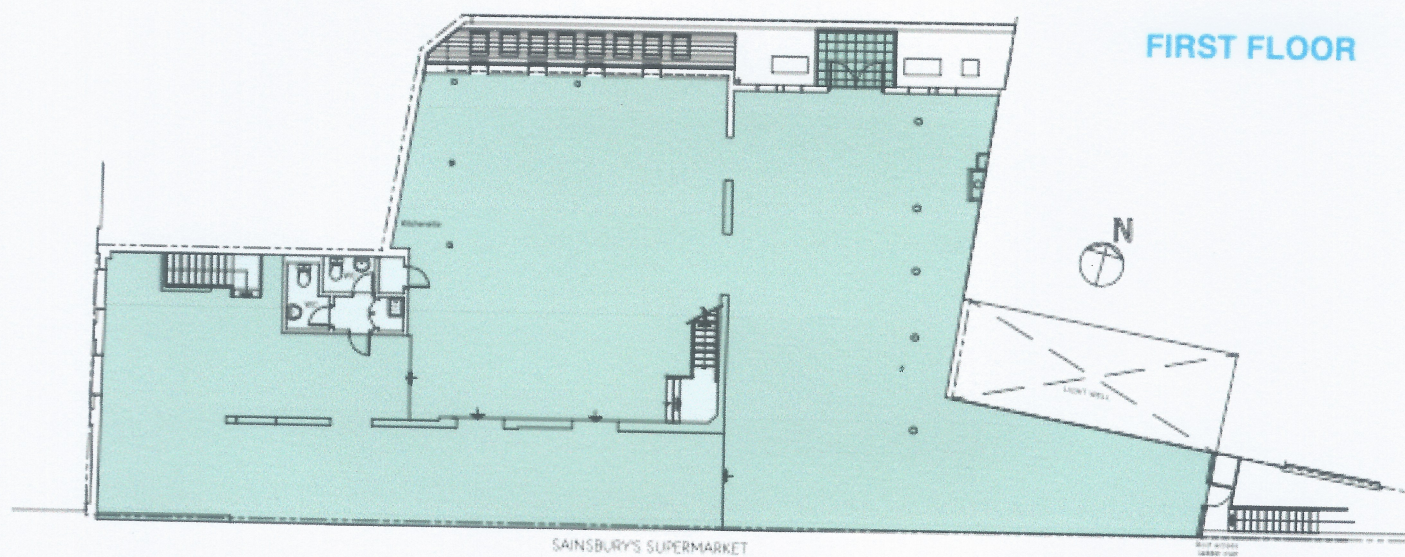
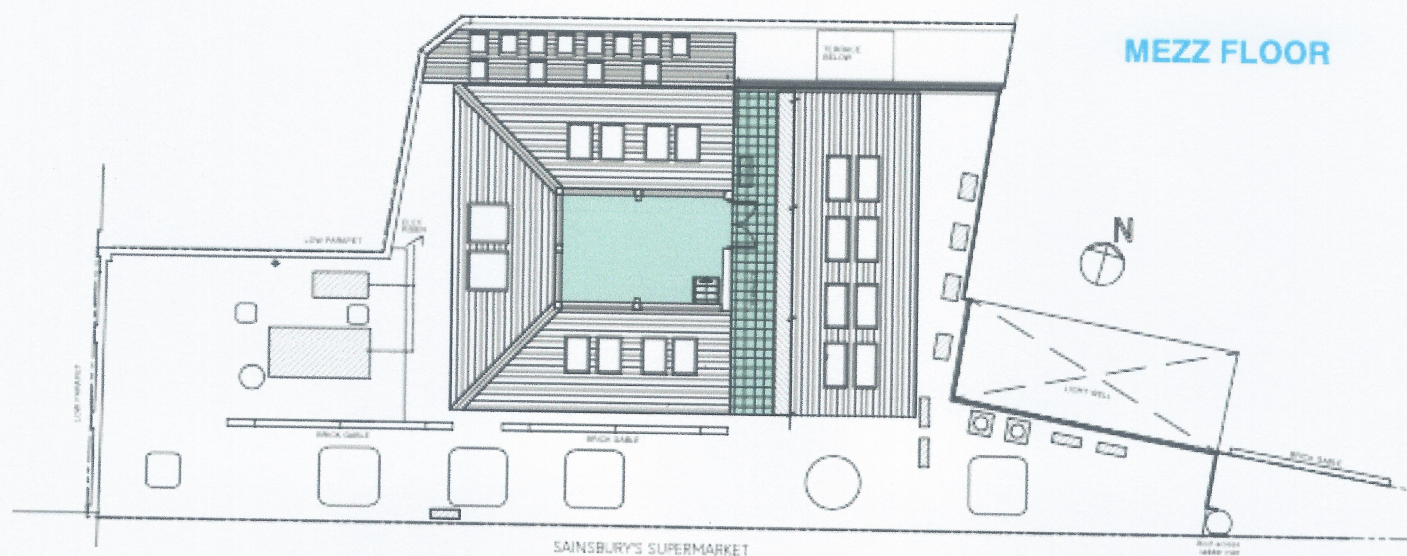
Location

Golders Green is a vibrant and diverse commercial hub in North West London, known for its strong office presence, popular cafés and eateries, and established professional services. The area benefits from a high footfall and a well-balanced mix of independent and national occupiers.

Golders Green Underground Station (Northern Line) offers direct access to King's Cross, Euston, and the West End in under 20 minutes.

The adjacent bus and coach station provides extensive local and national connections, including routes to Victoria, Brent Cross, Edgware, and Luton/Stansted Airports. Excellent road access via the A406 and M1 enhances connectivity across London and beyond.





Availability

| Name | sq ft | sq m | Rent | Rates Payable | Availability |
|----------------|------------------------------|--------|-----------------|----------------|--------------|
| Unit - Ground | 3,750 | 348.39 | £48,000 /annum | £18,962 /annum | Available |
| Unit - First | 3,820 | 354.89 | £68,000 /annum | £21,083 /annum | Available |
| Unit - Whole | 7,570 | 703.28 | £115,000 /annum | £40,045 /annum | Available |
| Lease | New Lease | | | | |
| Rent | £48,000 - £115,000 per annum | | | | |
| Rates | £5.50 per sq ft | | | | |
| Service Charge | N/A | | | | |
| VAT | Applicable | | | | |
| EPC | B | | | | |

Contact

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