

WEST HAMPSTEAD

92 Fortune Green Road, London, NW6 IDS



New Lease Available
Class 'E' Use
1,043 Sq Ft (96.9 sq m)

LOCATION

The property is situated on Fortune Green Road, a busy thoroughfare in West Hampstead and within the London Borough of Camden. The property benefits from excellent transport links, with West Hampstead Station (Overground, Thameslink, Jubilee Lines) being half a mile walk away. Nearby occupiers include Tesco, Gym Group, Nautilus and others.

DESCRIPTION

The property comprises 1,043 sq ft of predominantly open plan space split into 3 sections with a Kitchenette, W/C's and ceiling heights of 3.5m. The property is well suited to office, retail, medical, fitness and other uses within Class 'E'. The property will be cleared of all items seen in the photos prior to letting.

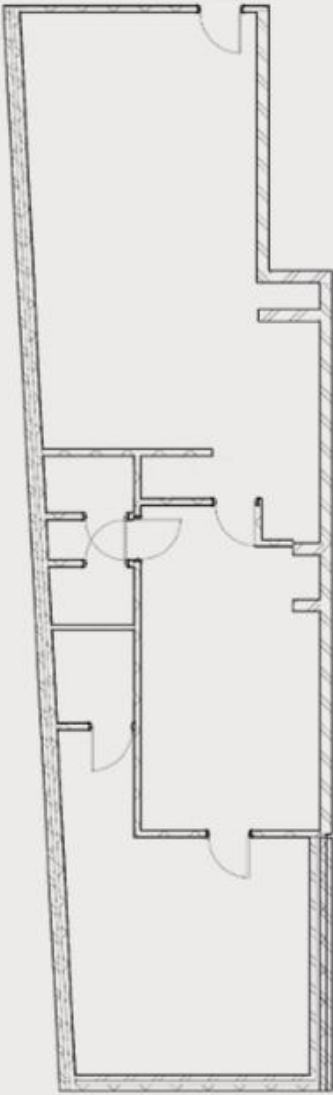
AMENITIES

- Glazed frontage & roller shutter
- Forecourt
- Ceiling height of 3.5m+
- W/C & Kitchenette
- Suitable to all uses within Class E

SIZE

Floor	Size (sq ft)	Size (sq m)
Ground Floor Total	1,043	96.9

FORTUNE GREEN ROAD





**The property will be cleared of all fixtures and fittings prior to letting*

TENURE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

PLANNING

The property benefits Class 'E' Use which would provide for office and retail, medical and some leisure uses.

RENT

Offers in the region of £35,00 per annum, exclusive of all other outgoings.

BUSINESS RATES

The rateable value of the property is £24,250, rates payable equate to approximately £9,263.5. Interested parties are advised to make their own enquiries with the VOA.

SERVICE CHARGE

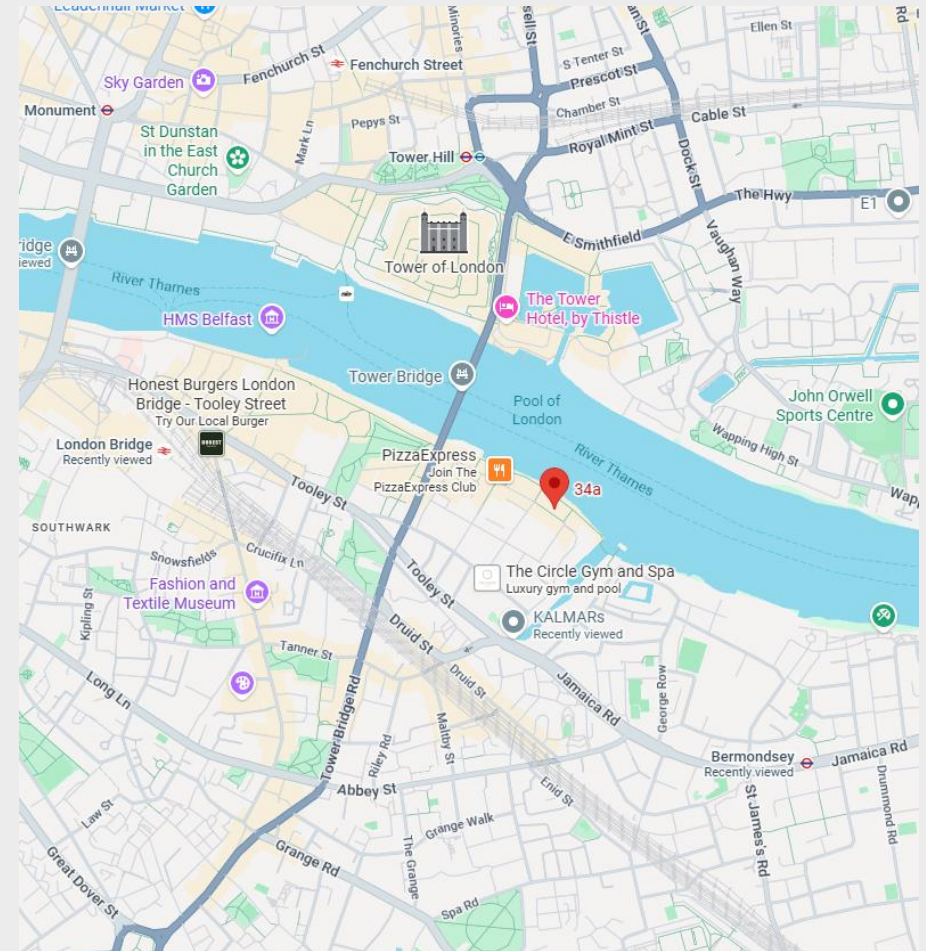
TBA

VAT

Not Applicable.

EPC

Rated 'C'. Available upon request.



**For further information or to arrange a viewing,
please contact:**

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