

MODERN FIRST FLOOR OFFICE SUITE

Unit 1 Heathgate Place (First Floor)

London, NW3 2NU

Modern Self-Contained First Floor Office

With Parking

To Let

827 sq ft

(76.83 sq m)

- Excellent Natural Light
- Glass Partitioned Corner Office
- 1 Allocated Parking Space
- 24 Hour Access
- Secure Entry Phone System
- Self Contained Unit
- Air Conditioning
- Carpet Flooring
- Kitchenette
- Gated Premises

Summary

Available Size	827 sq ft
Rent	£13,000 per annum
Rates Payable	£14,254 per annum
Service Charge	£8.65 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (62)

Location

Heathgate Place is located on Agincourt Road, at the junction with Fleet Road, moments away from the Royal Free Hospital & South End Green where there are an array of cafes, restaurants, pubs, bars and a M&S Food Hall. Transport facilities are convenient with both Gospel Oak and Hampstead Heath Stations (London Underground) being within a short walk.

Description

This building offers a recently refurbished office unit on the ground floor. The unit includes a dedicated parking space for one car, ensuring convenient access for both employees and visitors. The unit benefits from excellent natural light, carpet flooring, suspended ceiling and shared communal toilets.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Office	827	76.83	Available
Total	827	76.83	

Licence

New License Agreement to be granted for a term of 3 years with No Break Clause. The License Agreement are to be granted outside the security of the Landlord and Tenant Act 1954.

Rent

£13,000.00 pax

Service Charge

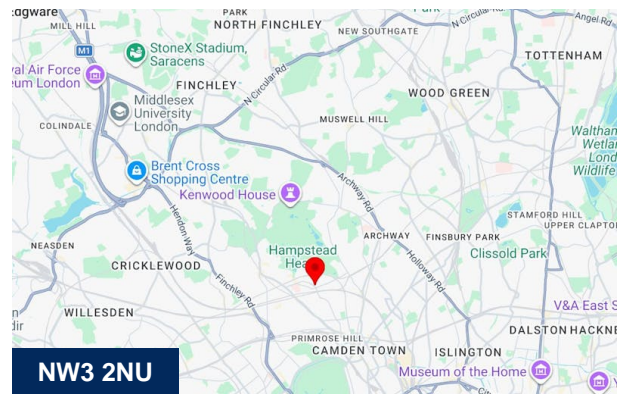
The service charge covers the following: Water, Electric, Gas, Cleaning of the common parts and gate maintenance.

Identification

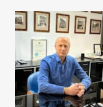
In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through Sole Agents.



Viewing & Further Information



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