

179 WEST END LANE

WEST HAMPSTEAD, LONDON, NW6 2LH

FOREST
REAL ESTATE

TO LET

900 SQ FT

Newly refurbished self contained open plan office with it's own 500 ft2 private terrace

Key Features

- Newly refurbished
- Private rear enclosed terrace
- Gas central heating
- Electric windows
- Double height glass atrium at rear
- Air conditioned
- Fresh air system
- 2 x WCs

**Lower Ground, 179 West End Lane, West Hampstead
London, NW6 2LH**





Description

This lower ground floor office has been comprehensively refurbished throughout. There are several striking features such as the double height glass atrium or the glass balustrade with open tread staircase.

The office is open plan and benefits from perimeter trunking, wood effect flooring, built in under stairs storage, separate kitchen and 2 WC's.

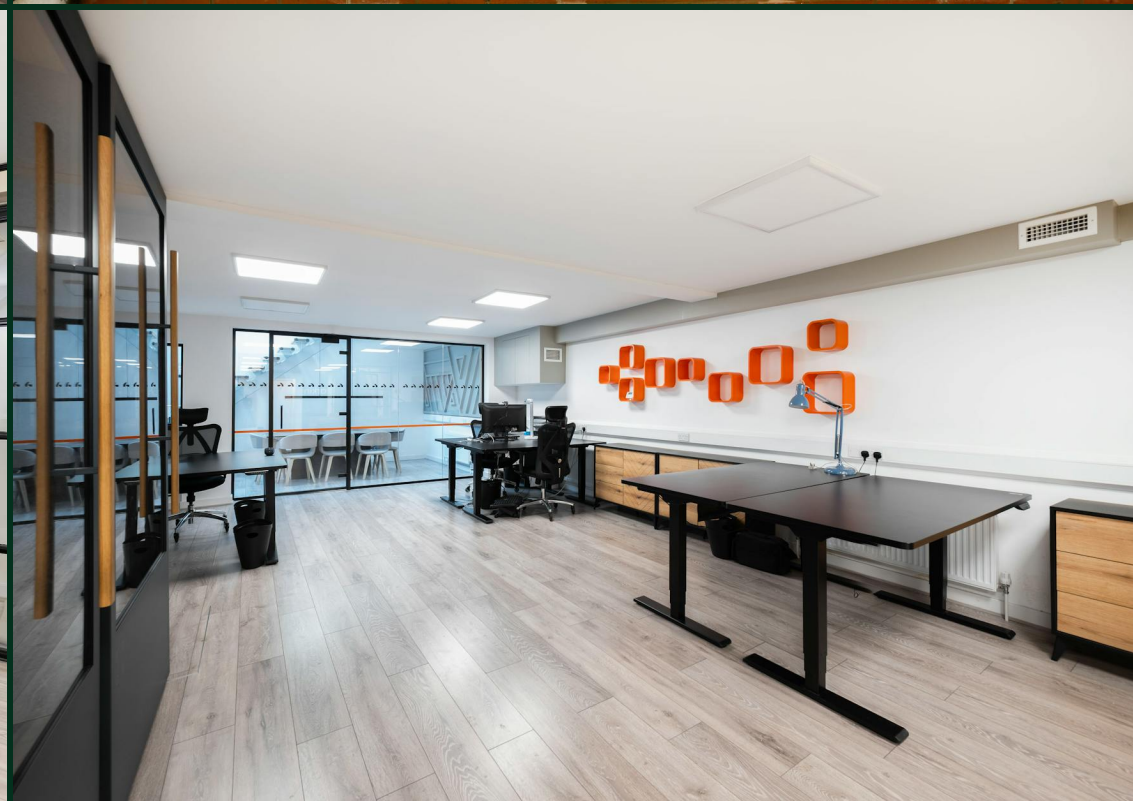
Externally there is a private terrace totalling 500 ft2.

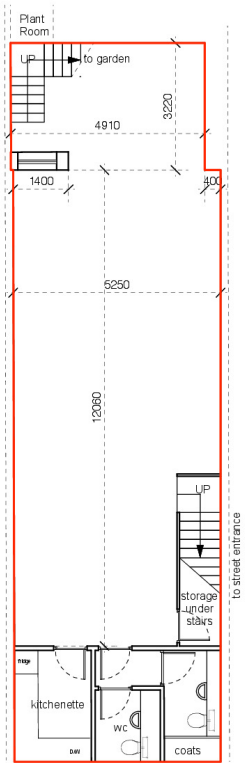
Location

The property occupies a prominent position on West End Lane, one of West Hampstead's principal commercial and retail thoroughfares. The area offers an excellent mix of independent cafés, restaurants, retailers and local amenities, creating a vibrant environment for both businesses and their employees.

West Hampstead benefits from exceptional transport connectivity, with three nearby stations providing access to the London Underground, London Overground and Thameslink services. Together, these provide fast and convenient links to Central London, the City, Canary Wharf, King's Cross St Pancras, London Bridge, Farringdon station and Luton Airport.







1:100 @ A4 BASEMENT STUDIO
179-181 WEST END LANE

WEST END LANE

Availability

Lease	New Lease
Rent	£38,000 per annum
Rates	£4,041.90 per annum Interested parties should check to see if they are eligible for total rates exemption.
Service Charge	£3,700 per annum
VAT	On application
EPC	On application

Contact

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