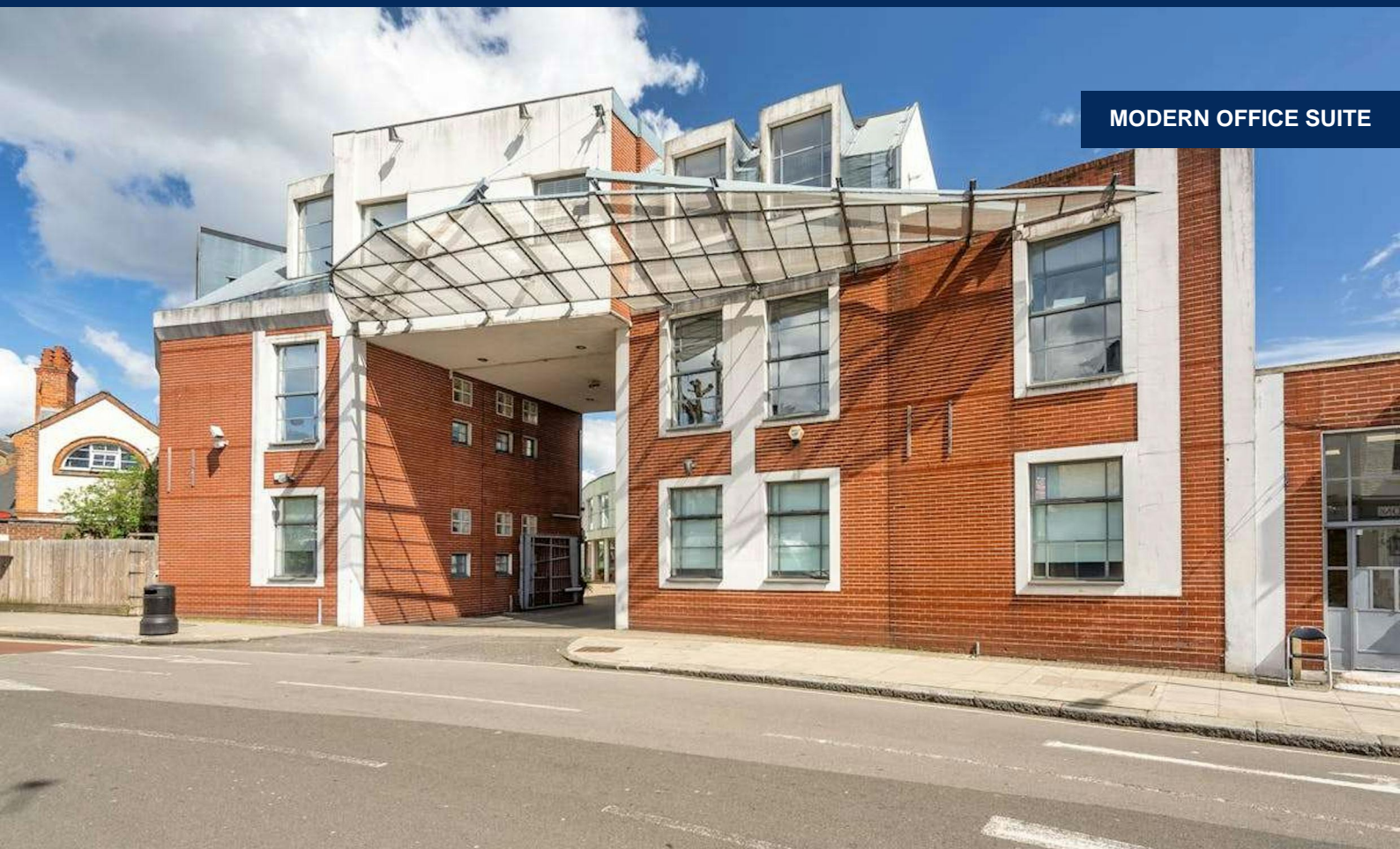


MODERN OFFICE SUITE

Unit 1 Heathgate Place

London, NW3 2NU

SELF-CONTAINED GROUND FLOOR OFFICE WITH PARKING TO LET

774 sq ft
(71.91 sq m)

- Excellent Natural Light
- Dedicated Parking Space
- 24 Hour Access
- Entry Phone System
- Self Contained
- Air Conditioning
- Gas Central Heating
- Carpet Flooring
- Gated Premises

Summary

Available Size	774 sq ft
Rent	£13,932 per annum
Rates Payable	£8,000 per annum
Service Charge	£8.65 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

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 Overground) being within a short walk.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Office	774	71.91	Available
Total	774	71.91	

Leases / Licenses

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

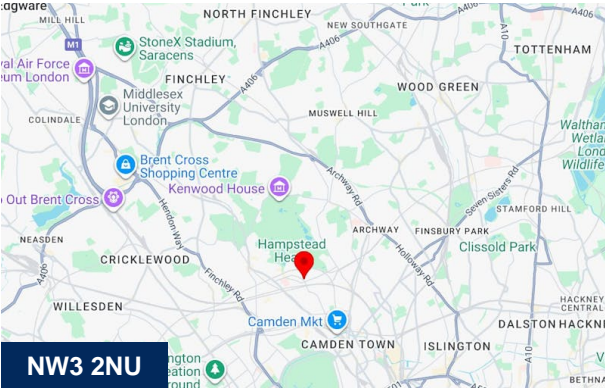
£13,932.00 pax

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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