



Luxury, fully equipped treatments rooms designed for health, wellness, aesthetic, beauty practitioners and retail.

## 160 WEST END LANE

NW6 1HU

Retail

## TO LET

62.40 to 213 sq ft

(5.80 to 19.79 sq m)

- Suitable for physio, hairdresser, laser treatment, nail bar or retail
- Street front location near 3 stations (Thameslink, Overground and Jubilee)
- Wifi, utilities and cleaning included
- Air conditioning
- Sink & built in storage in each unit
- Soundproofing & privacy glass
- Great space for small businesses trying to grow their clientele in a busy area

## Summary

<b>Available Size</b>	62.40 to 213 sq ft
<b>Rent</b>	£1,300 - £3,000 per month
<b>Business Rates</b>	Included in the rent
<b>Service Charge</b>	Included in the rent
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Private Treatment, Medical & Therapy Rooms located in a prime West Hampstead development with direct access from West End Lane.

A fantastic opportunity for a wide range of medical, beauty and treatment businesses. With a collection of fully fitted treatment rooms that are set up ready to occupy with high speed WiFi and utilities included.

3 rooms include direct street access for a retail operator.

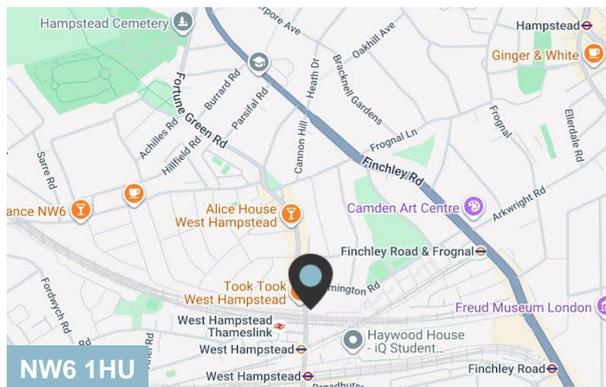
## Location

West Hampstead is particularly popular for its outstanding transport links, with the Jubilee Line, Thameslink, and Overground services all within easy walking distance, providing swift access to Central London and beyond. The nearby green open spaces of Fortune Green and Hampstead Heath offer a welcome retreat for leisure and outdoor activities.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Therapy Rooms 9 & 10	62.40	5.80	Available
Ground - Treatment Rooms 2,3,4,5 & 6	120	11.15	Available
Ground - Rooms 1,8 & 6 (with direct street access)	200	18.58	Available



## Viewing & Further Information



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