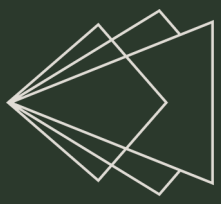
5 ELLA MEWS

Belsize Park




Architects
Hartwig Care
Care services
Hartwig Care
Care services
STUDIOS
BE PRESENT

5 Ella Mews

LDG

Lookbook







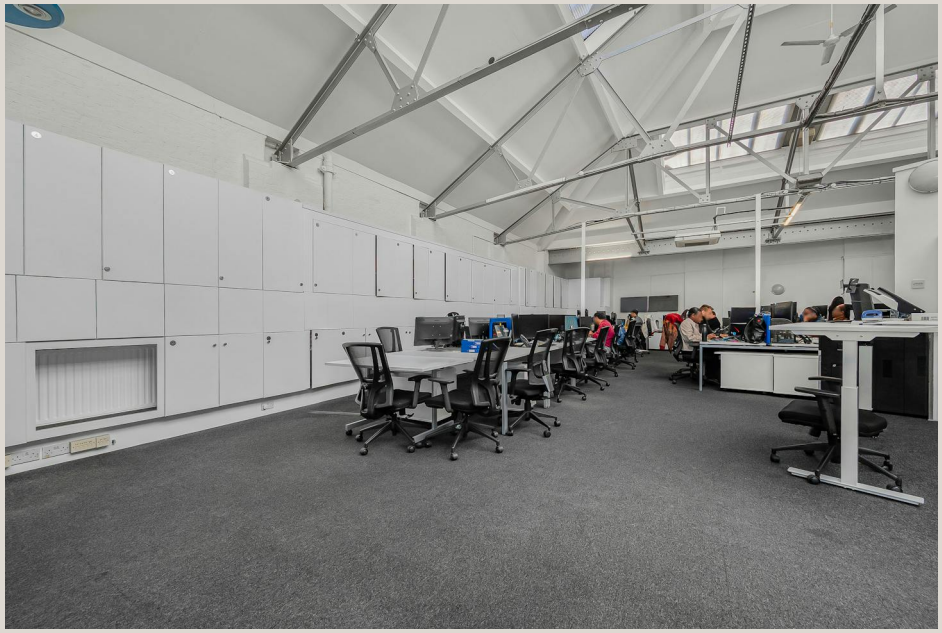


5 Ella Mews

LDG

Lookbook









5 Ella Mews

Specifics

DESCRIPTION
Located within a attractive former tram shed, this impressive self-contained premises offers incredible floor to ceiling height thanks to its pitch pitched ceiling, which also showcases the industrial street framework. Currently occupied as an office, the premises could easily be occupied by an alternative use, such as medical or fitness studio. This could particularly be interesting, due to the close proximity to the Royal Free Hospital. The property is located within a secure gated development.

HIGHLIGHTS
- Self-contained former tram shed building
- Situated Within A Gated Development
- Outstanding high pitched Ceiling
- Exposed Steel Framework
- Located in the heart of Belsize Park
- Ground Floor Entrance
- Fitted With Meeting Rooms
- Kitchenette

USE
Class E - Suitable for offices, medical, fitness and showroom. Alternative uses would be suitable but may be subject to planning consent.

LEASE
A new lease for a term, by arrangement, directly with the Landlord.

WHEN CAN YOU MOVE IN?
From March 2027.

COSTINGS
Rent - £110,000 per annum exclusive.
Business Rates - £38,160 per annum.
S/C - Nominal.

ELLA MEWS ESTATE
Please note - LDG have been instructed to also sell 3 Ella Mews and 4 Ella Mews. This may appeal to occupiers seeking larger premises. 4 and 5 Ella Mews are currently interconnected at the first floor level.

VIEWINGS
We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

CONNECTIVITY
We understand that the premises benefits from fibre connectivity. Further information upon request.

VAT
To be confirmed.

COMMUTE
Hampstead Heath - 6 mins.
Belsize Park - 8 mins.
Gospel Oak - 12 mins.

PARKING
Onsite parking available.

FOODIE HOTSPOTS
- Silverberry - Mitsuryu
- The Nook - Gail's

LIQUID LUNCH
- The Fleet Tavern - The Garden Gate
- The Stag - The Roebuck

A STRETCH AWAY
- The Armoury Gym - Hampstead Heath
- F45 - Heartcore

FURTHER INFORMATION
EPC & other reports are available upon request.

PHOTOGRAPHY
Our marketing includes photography with CGIs to help showcase different types of occupiers. These are for indicative purposes only.

Schedule of Accommodation

Demise	sq ft
Ground	506
1st	2,185
Total	**2,691**

Ready to talk?



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5 Ella Mews