



Loft style office in a period building in NW3

13-15 ROSEMONT ROAD

West Hampstead, NW3 6NG

Office

TO LET

725 sq ft

(67.35 sq m)

- Excellent transport links with South Hampstead (Overground) and Finchley Road (Metropolitan and Jubilee) Line Stations a short walk away
- Distinctive mews-style setting with period architecture
- Fitted to a high standard
- Air-conditioning
- Great natural light
- Potential for business parking permits
- Just off the Finchley Road with the benefit of all the local cafes, shops and restaurants

Summary

Available Size	725 sq ft
Rent	£26,000 per annum
Rates Payable	£11.58 per sq ft Approximate rates - tenants are advised to check this figure with the London Borough of Camden.
Service Charge	To be confirmed.
VAT	Applicable
EPC Rating	Upon enquiry

Description

13–15 Rosemont Road offers a characterful loft-style office within an attractive period mews building and would be ideal for a range of office occupiers and other e-user (subject to the landlords consent).

Benefits from air-conditioning, data and power connectivity, excellent natural light, a dedicated meeting/directors' room, strip lighting, generous open-plan areas, and good ceiling height.

The property also provides access to a spacious communal kitchen and breakout area, as well as multiple communal WCs and a shower.

Location

Set on a quiet, characterful Mews Road in West Hampstead, Rosemont Road offers an exclusive mews-style setting just moments from Finchley Road. Originally built in the late Victorian period, the street retains its charm while providing adaptable spaces ideal for a range of businesses.

The location benefits from excellent transport links, boutique surroundings, and a sense of privacy rare in NW3, Rosemont Road is the perfect address for premium offices, creative studios, or specialist practices.

Accommodation

The accommodation comprises the following areas:

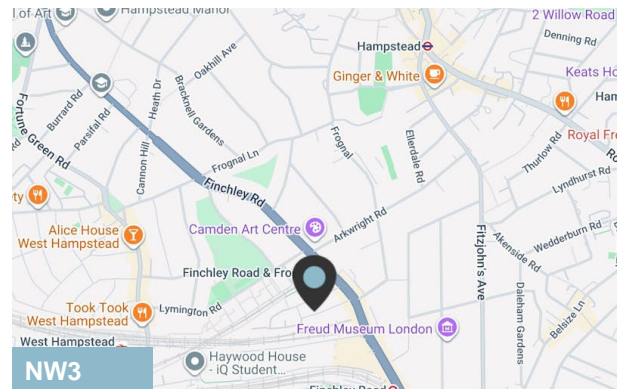
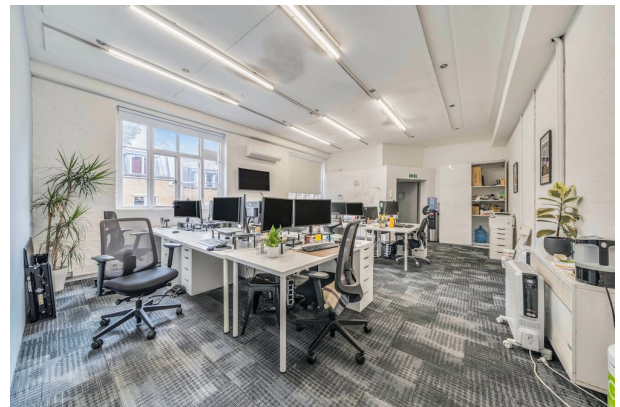
Name	sq ft	sq m	Availability
Unit - Office 1	725	67.35	Available
Total	725	67.35	

Viewings

Via arrangement with Dutch & Dutch.

Terms

A new lease for a term by arrangement running until 31st July 2029.
To be contracted Outside the Landlord and Tenant Act 1954.



Viewing & Further Information



Will Dyke

0207 4439867 | 07476 995749
will@dutchanddutch.com



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com

More properties @ dutchanddutch.com