



OFFICE FOR SALE | 3,876 SQ FT

8 HEATHGATE PLACE, HAMPSTEAD, LONDON, NW3 2NU



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UNIQUE VIRTUAL FREEHOLD OFFICE BUILDING IN HAMPSTEAD WITH CAR PARKING FOR SALE

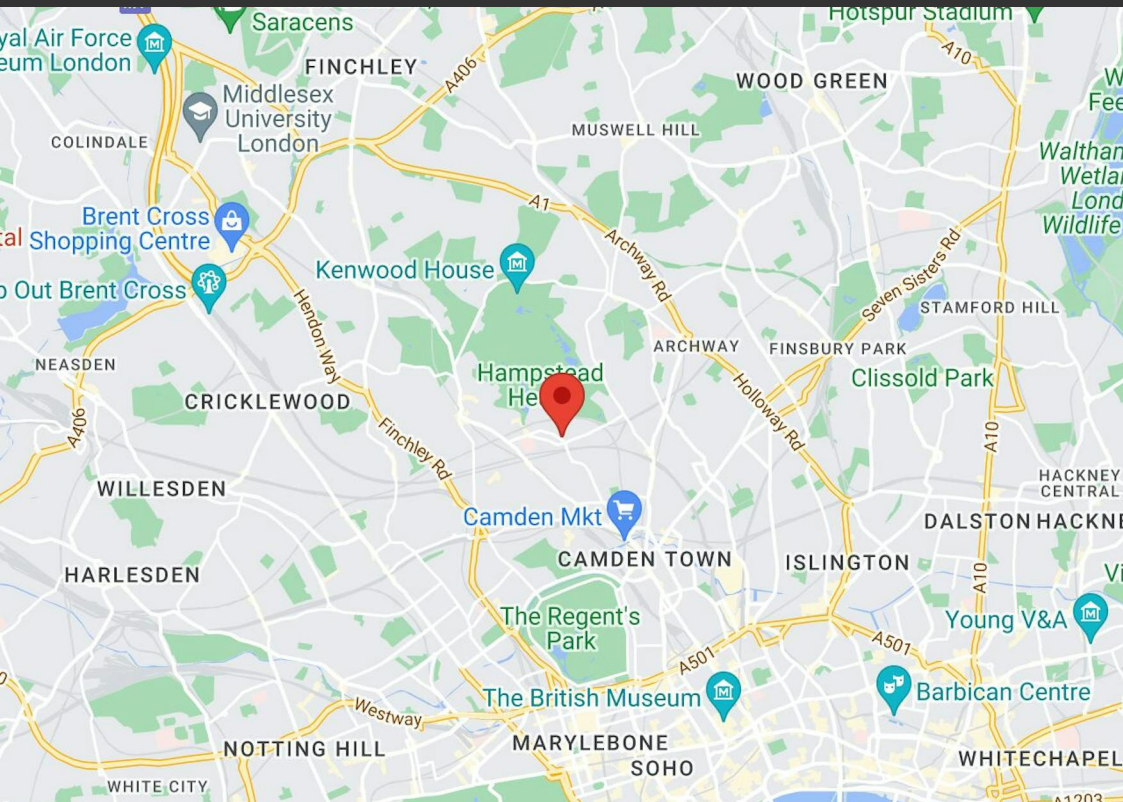
- Virtual Freehold (999 year lease) for sale
- Close to Hampstead Heath Station and South End Green, the Heath and Ponds
- 4 (+2) car parking spaces
- Suitable for offices, medical and other E Uses (STPP)
- Located in a modern and private commercial development
- Rarely available opportunity for an owner occupier or investor in Hampstead



DESCRIPTION

Fabulous, detached office building with lots of natural light, gallery level and double height vaulted ceiling in part. The building is in good decorative order and ready for occupation. Good quality WCs and kitchen. There are 4 allocated car parking spaces to the front of the building.

Neighboring occupiers include Anthony Nolan Bone Marrow Trust, Span Group, Achilles Therapeutics, Vision33 and Harley Street Care.



LOCATION

Situated in the heart of Hampstead, 8 Heathgate Place offers a rare opportunity to acquire a high-quality office in one of North London's most desirable and well-connected locations. Just moments from Hampstead Heath and tucked off Agincourt Road, the property enjoys a tranquil yet accessible setting with excellent transport links—Gospel Oak Overground is a 4-minute walk and Belsize Park Underground (Northern Line) is under 10 minutes away, providing direct access to Euston, King's Cross, and the City. The area boasts a vibrant mix of local amenities including artisan cafés, restaurants, and independent shops, with South End Green and Hampstead High Street both nearby. Combining prestige, convenience, and a charming village atmosphere, this location is ideal for businesses seeking a professional and attractive North London base.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	2,441	226.78	Available
1st	1,435	133.32	Available

PRICE

£2,000,000

RATES & CHARGES

Estate charge: £9,440 per annum Approximately
Rates payable: £66,600 per annum

EPC

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VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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