



LEISURE TO LET | 7,854 SQ FT

37 FORTUNE GREEN ROAD, WEST HAMPSTEAD, NW6 1DR



020 7794 7788 | DUTCHANDDUTCH.COM

SPACIOUS AND FLEXIBLE RETAIL/LEISURE UNIT IN WEST HAMPSTEAD

- Generous floor to ceiling heights of up to 5.2m
- Currently arranged to offer a large bright reception area, 3 studios, changing rooms and staff facilities
- Previously occupied by a studio social offering bespoke gym classes
- Ground floor unit with level access from the street and good natural light
- Nearby occupiers include: The Gym Group, Montessori Nursery, Tesco, Explore Learning as well as several local cafes and eateries
- Ability to remove partitions to create a large open plan area

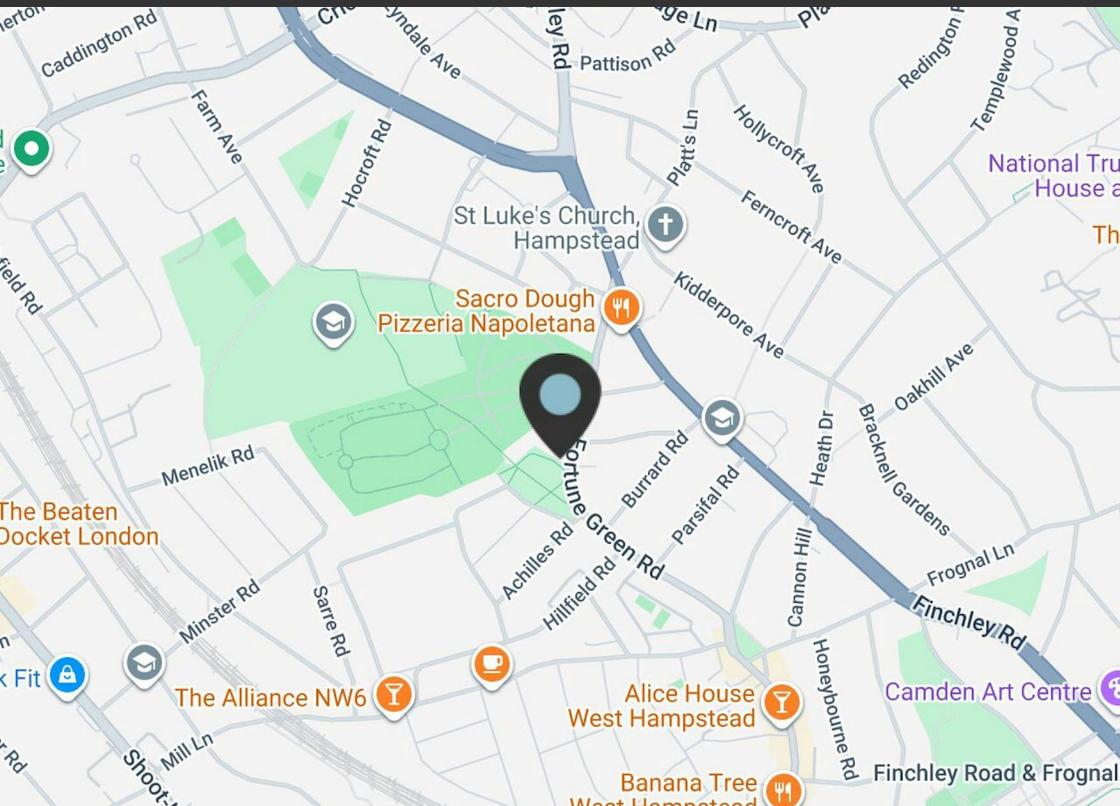


DESCRIPTION

Situated in the heart of West Hampstead's Fortune Green Road, this impressive commercial space enjoys a prime position within one of North West London's most vibrant and well-connected neighbourhoods.

The unit has been occupied by a gym/studios operator until recently and would suit most leisure, medical, retail, nursery and other E Uses (STPP) but not a traditional gym.

Transport links are outstanding, with West Hampstead Station (Jubilee Line, London Overground and Thameslink services) just a short walk away, offering access into Central London and beyond.



LOCATION

Located just to the North of West Hampstead, 37 Fortune Green Road is located in the prominent Alfred Court development within a vibrant and affluent North West London neighbourhood. The property benefits from strong local footfall and a well-established mix of independent retailers, cafés, and professional services.

Excellent transport links are within walking distance, including West Hampstead Thameslink station, West Hampstead Underground station (Jubilee Line), and West Hampstead Overground station, providing convenient access to Central London and beyond.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground	7,854	729.66	Available

RENT

£22.50 per sq ft

RATES & CHARGES

Service charge: £13,064 per annum

TERMS

A new lease for a term by arrangement.

EPC

B

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT



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JOINT AGENTS

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 23/02/2026



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