

6A HAMPSTEAD HIGH STREET

LONDON, NW3 1PR

FOREST

REAL ESTATE

TO LET

957 SQ FT

Self Contained Office With Private Terrace

Key Features

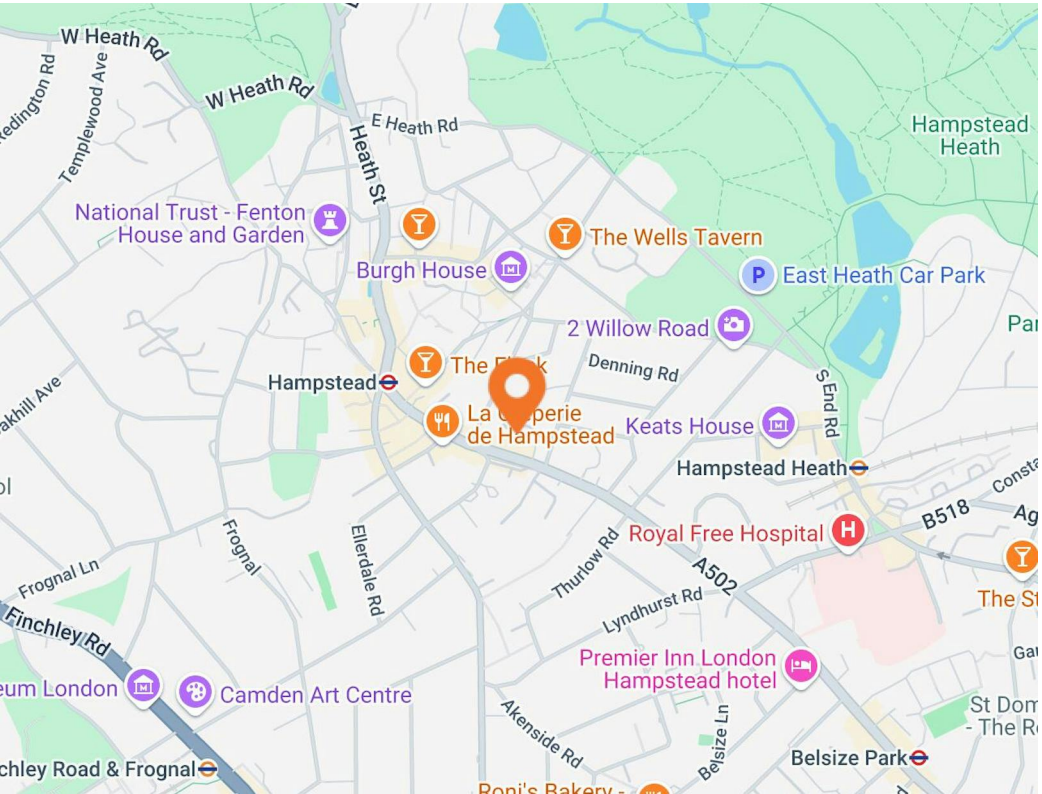
- Natural Light
- Air Conditioning
- Affluent & Highly Desirable North London Location
- Private Terrace Accessed From Mezzanine Floor
- Dual Aspect Windows
- Third Floor Overlooking Hampstead High Street
- Within 250 Metres of Hampstead Station
- Surrounded By An Abundance of Local Coffee Shops, Restaurants & Retailers
- Video Entry Phone





3rd Floor, 6a Hampstead High Street
London, NW3 1PR





Description

The property encompasses third floor office space, conveniently accessible directly from Hampstead High Street at street level. The layout comprises two separate office areas including a mezzanine floor leading to a private terrace.

Included amenities enhance functionality and comfort, encompassing gas central heating, carpeting, air conditioning, male and female WCs facilities are conveniently located within the communal areas of the property.

Location

Hampstead High Street is richly adorned with an array of esteemed high street retailers, popular pubs, exquisite restaurants, and a delightful assortment of independent shops that include Gails Bakery, Café Nero, Côte Brasserie, Tesco, Reiss, Barclays, The Post Office, Waterstones, The Flask, The Holly Bush, Gaucho, Wagamama, and The Horseshoe.

Hampstead London Underground Station (Northern Line) stands just 250 meters away, offering a plethora of frequent services. Commuters can readily access southbound trains leading to Bank Station within a mere 20-minute travel time or reach Charing Cross Station in just 17 minutes. Likewise, regular northbound services efficiently connect to Edgware Station, reachable within a concise 16-minute journey.









Availability

Lease	New Lease
Rent	£40,000 per annum
Rates	£14,096 per annum
Service Charge	£6,999 per annum
VAT	Not applicable
EPC	E (125)

Contact

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