

UNITS 1 & 2 HAMPSTEAD GATE

FROGNAL | HAMPSTEAD | LONDON | NW3

RIB
Robert Irving Burns
Property Consultants

FREEHOLD OFFICE BUILDING FOR SALE AVAILABLE WITH FULL VACANT POSSESSION & 4 CAR SPACES
3,354 SQFT / 312 SQM (CAPABLE OF SUB DIVISION TO CREATE TWO SELF CONTAINED BUILDINGS)

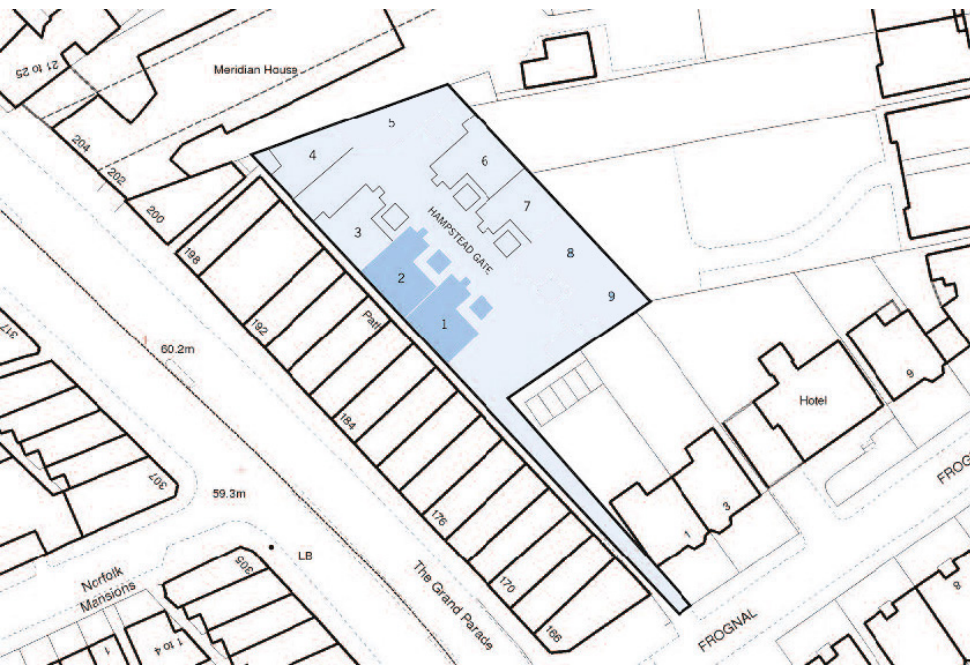


OF INTEREST TO OWNER OCCUPIERS AND/OR INVESTORS

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- 2 RECENTLY REFURBISHED, INTERCONNECTING OFFICE BUILDINGS CAPABLE OF SUB DIVISION (TWO MAIN ENTRANCES)
- 4 CAR PARKING SPACES
- CLOSE PROXIMITY TO FINCHLEY ROAD UNDERGROUND STATION AND THE O² CENTRE
- FREEHOLD
- AVAILABLE WITH FULL VACANT POSSESSION





LOCATION

Hampstead Gate is situated close to the junction with Froggnal and Finchley Road (A41) which is one of the major commuter routes connecting North and North-West London to the West End.

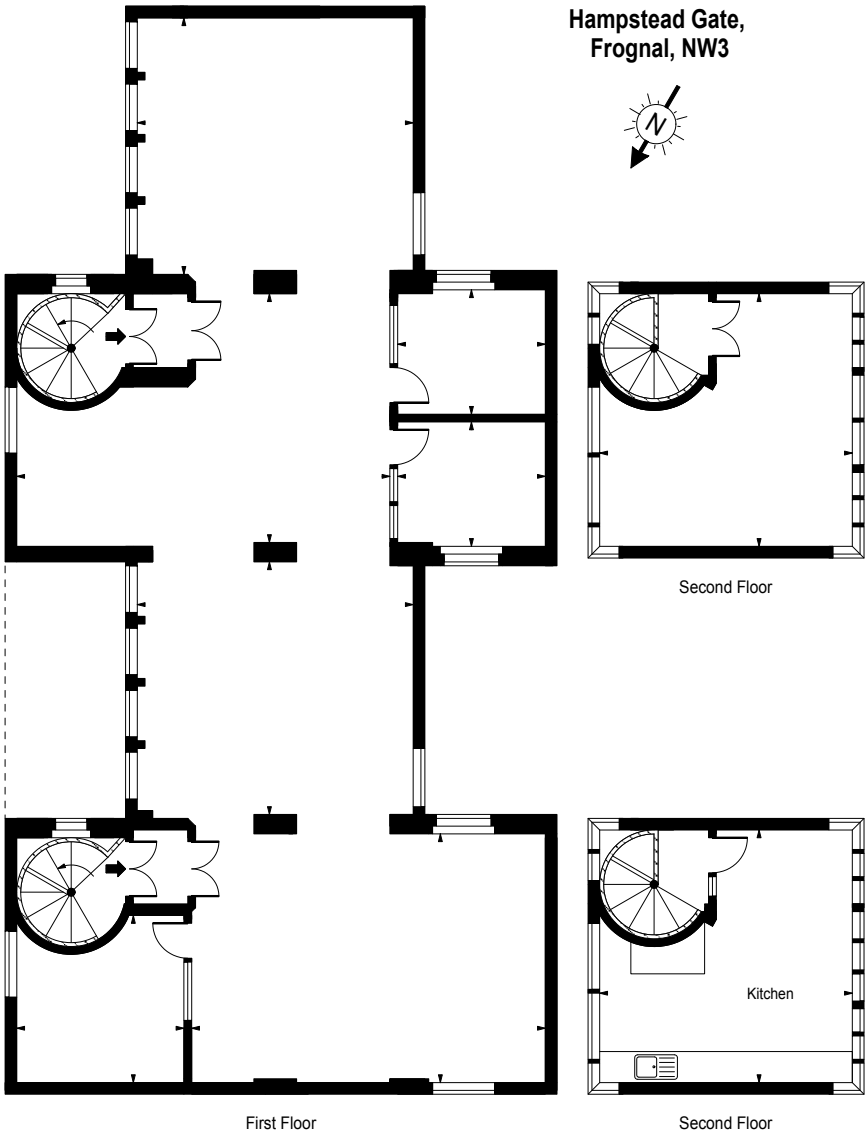
Communications are excellent within a few minutes walking distance are Finchley Road & Froggnal Railway Station (North London Line which runs from Stratford to Richmond) and Finchley Road Underground Station (Metropolitan Line & Jubilee Lines – travel times: Kings Cross St Pancras 16 mins, Canary Wharf 22 mins and Bond Street 7 mins).

Local facilities and amenities are excellent with the O2 Shopping & Leisure Centre being very close by.

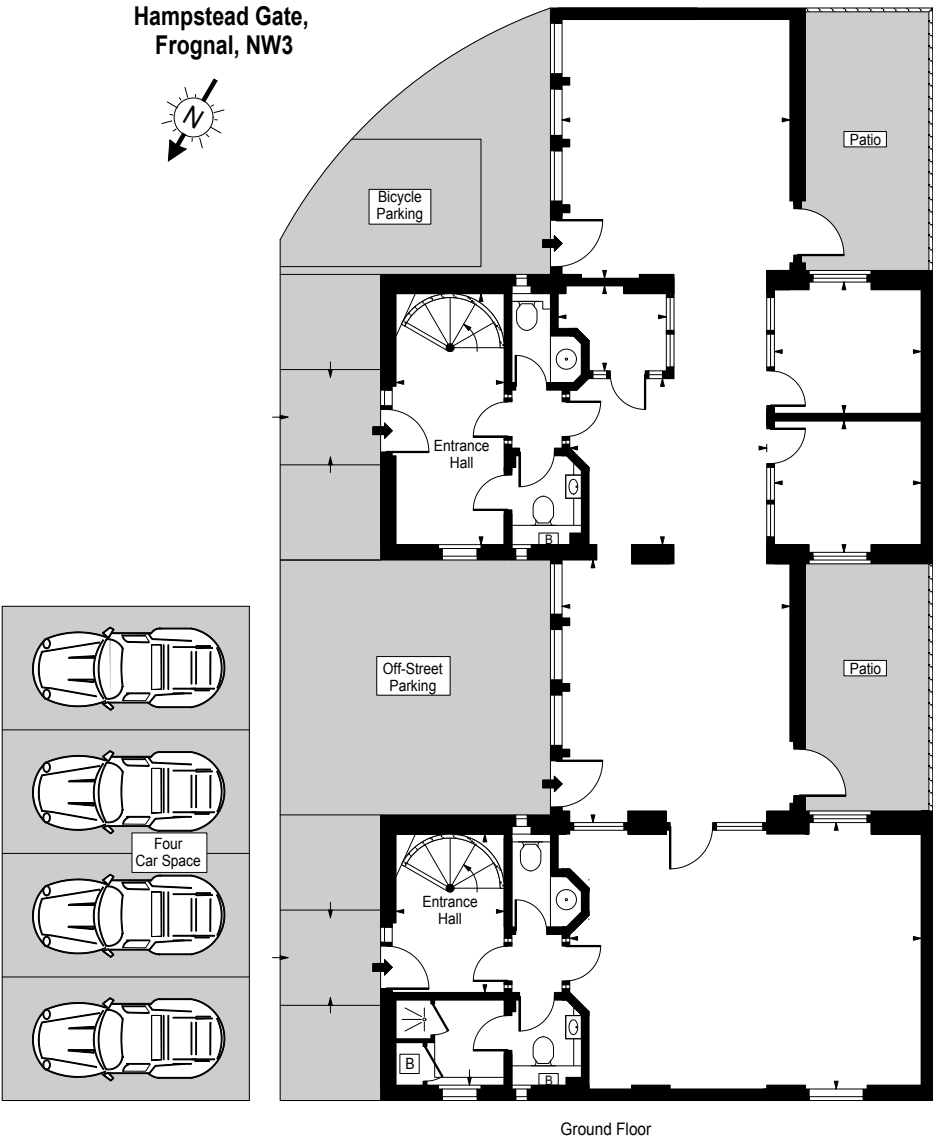
DESCRIPTION

Comprise two interconnecting office buildings within a purpose-built development. Predominantly arranged over Ground & First floors with small meeting room office on the Second floor. Units 1 & 2 interconnect on ground and First floors and could be reinstated into two independent buildings if desired. There are 4 demised car spaces.

Hampstead Gate,
Frognal, NW3



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FLOOR	SQM	SQFT
Ground	129.15	1,390
First	145.16	1,562
Second	37.39	402
Total	311.70	3,354

TENURE

Freehold

PRICE

Upon Application.

VAT is applicable to the purchase price.

For further information or to arrange a viewing,
please contact the sole agents Robert Irving Burns:

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