

2ND FLOOR OFFICE TO LET IN NORTH LONDON | 598 sq ft



Location

The property is located towards the rear of Heathgate Place in Hampstead, a private commercial development set back from Agincourt Road.

Royal Free Hospital & South End Green are close by where there is an array of cafes, restaurants, pubs and an M&S Food Hall.

Hampstead Heath and Gospel Oak Stations (London Overground) or Belsize Park Station (Northern Line Underground) are within walking distance.

Description

The 2nd floor is rectangular and open plan with good natural light, raised floors, kitchenette and gas central heating.

There is one car parking space located directly outside the ground floor entrance, available to an incoming tenant.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	598	55.6
TOTAL (approx.)	598	55.6


*Measurement in terms of *NIA

Hampstead


Hampstead is an affluent community, long supported by media figures, artists and academics. Hampstead Heath has meadows, woodland and swimming ponds, plus city views from Parliament Hill.

Boutiques, gastropubs, and upmarket restaurants inhabit the Georgian buildings and alleyways of picturesque Hampstead Village.

Jason Hanley, Partner

 020 7025 1391

Olivia Stapleton, Agency Surveyor

 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

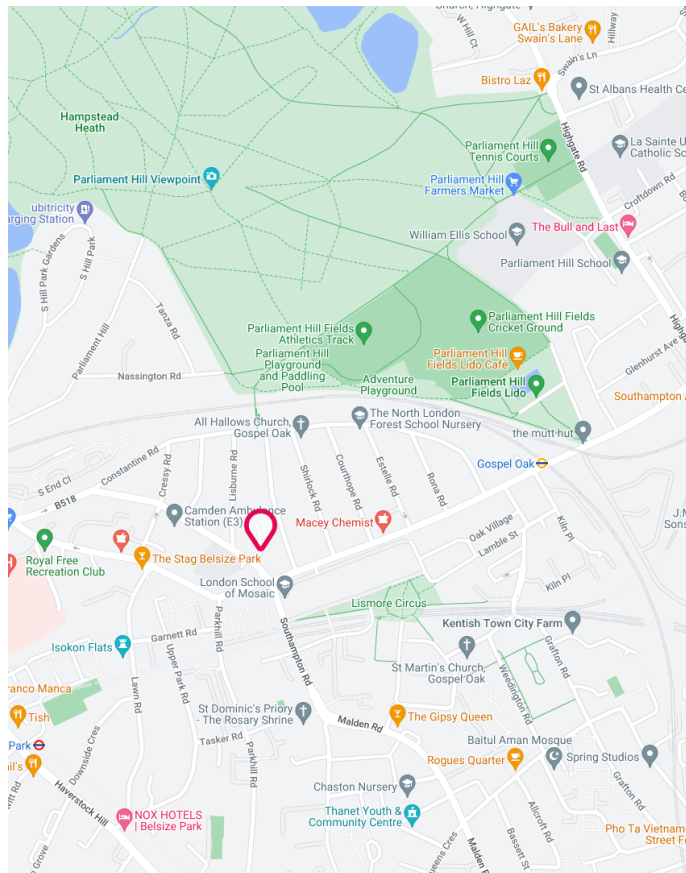
Subject to Contract May 2022

6 Heathgate Place

Hampstead, London, NW3 2NU



2ND FLOOR OFFICE TO LET IN NORTH LONDON | 598 sq ft



Terms

Tenure:	Leasehold
Lease:	A new effective FR&I lease for a term to be agreed.
Rent:	£21,000 per annum
Rates:	Estimated at £8,982 per annum (2020/21)
Service Charge:	Approx. £5,400 per annum

Amenities

- Gas central heating
- Raised floors
- Kitchenette
- Car parking
- Good natural light

Jason Hanley, Partner

📞 020 7025 1391

📧 jhanley@monmouthdean.com

Joint Agents: *JA00

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

📧 ostapleton@monmouthdean.com

Applicants are advised to make their own enquiries in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract May 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT