



2024 RENT REDUCTION FOR QUICK LETTING

UNIT 1 BECKFORD BUILDING

Heritage Lane, West Hampstead Square,
NW6 2AQ

Office

TO LET

948 sq ft

(88.07 sq m)

- Ground floor office unit with it's own front door onto Heritage Lane
- Will be open plan and newly refurbished
- Fitted kitchen, WCs and shower room
- 60 second walk from Jubilee Line, Overground and Thameslink trains
- Available January 2024
- Energy Performance 'B'
- 1 parking space is available by separate negotiation at £260 pcm plus VAT

Summary

| | |
|----------------|--------------------------|
| Available Size | 948 sq ft |
| Rent | £34,250.00 per annum |
| Rates Payable | £17,465 per annum |
| Rateable Value | £35,000 |
| Car Parking | £3,120 per space / annum |
| VAT | Applicable |
| Estate Charge | £4.40 per sq ft |
| EPC Rating | B |

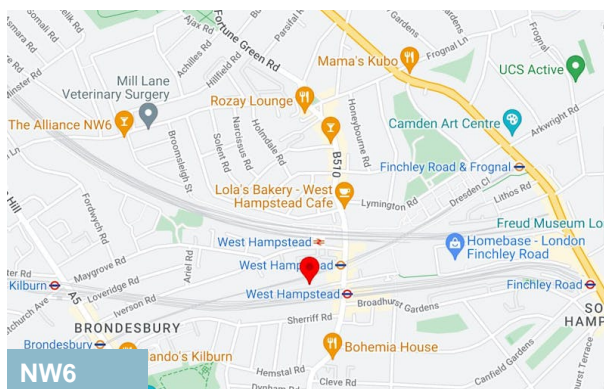
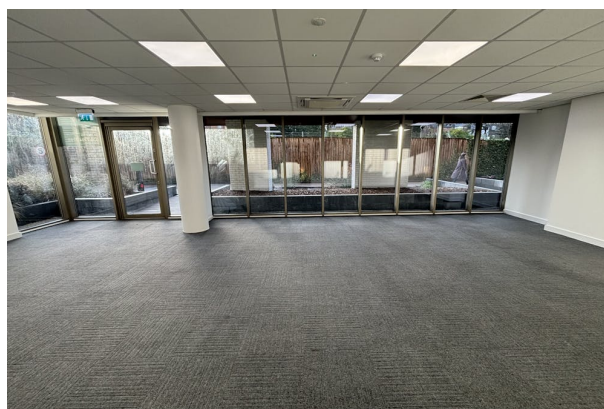
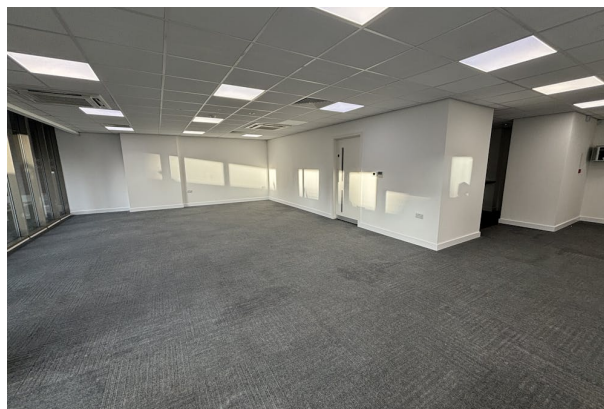
Description

A bright, self-contained office unit with its own front door onto Heritage Lane, behind M&S in West Hampstead. The space comprises 948 sq ft of air-conditioned office accommodation with fitted kitchen, WCs and staff shower room. One car parking space available separate arrangement. This development is otherwise car free and local permits are not available.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|------------|--------------|--------------|
| Ground | 948 | 88.07 | Available |
| Total | 948 | 88.07 | |



Viewing & Further Information



Peter Wilson

0207 4439862 | 07896678182
peter@dutchanddutch.com



Jack Ezekiel

02074439867 | 07572346013
jack@dutchanddutch.com

More properties @ dutchanddutch.com