

## Superb character filled office building steeped in history

### **OMNI HOUSE**

252 Belsize Road, NW6 4BT

Office

## **TO LET**

**2,487 sq ft**

(231.05 sq m)

- Beautiful 1892 Omnibus depot redesigned for the 21st Century
- Up to 32 desk spaces and 3 partitioned glazed meeting rooms
- Ready to occupy immediately
- Air-conditioning
- Modern fully fitted kitchen
- Communal Toto W/C's and staff showers
- Communal reception area on the first floor
- Pedestrian lift to the first floor

# Omni House, 252 Belsize Road, London, NW6 4BT

## Summary

Available Size	2,487 sq ft
Passing Rent	£35 per sq ft
Rates Payable	£42,000 per annum
Service Charge	£5.90 per sq ft Approx. Service Charge includes: Communal Cleaning, Sinking Fund, Lift and Building Maintenance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Built circa 1800 as a Horsedrawn Omnibus Depot this simply stunning office building retains an array of original features including exposed beams, excellent natural light, exposed brick work.

The first floor is mainly open plan and arranged to include accommodation for around 32 desks over 4 banks with the benefit of 3 glazed partitioned meeting rooms / private rooms and a dedicated kitchen / break out area.

The property would be ideal for a wide range of businesses and is ready to occupy immediately.

## Location

Omni House is located on a quiet turning off Belsize Road within a short walk of both Abbey Road and West End Lane. Being nestled in between the affluent North London Suburbs of West Hampstead and St Johns Wood the building has the advantage of being within a 10 minute walk of a huge array of restaurants and local facilities. Franco Manca, Hart & Lova Bakery and The Priory Tavern are all popular lunchtime destinations. Abbey Road Studios, The Marriot Hotel Maida Vale and Fitness Club are also nearby.

## Accommodation

The accommodation comprises the following areas:

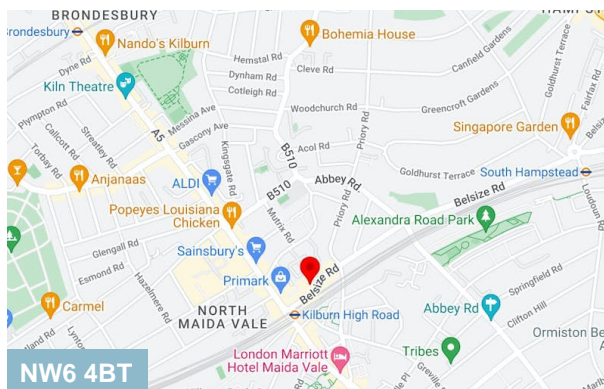
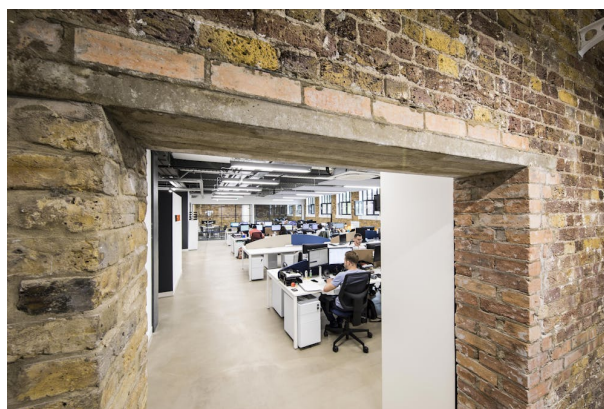
Name	sq ft	sq m	Availability
1st	2,487	231.05	Available
<b>Total</b>	<b>2,487</b>	<b>231.05</b>	

## Viewings

Viewings can be arranged by appointment with the sole agents.

## Terms

Available on an underlease/assignment for a term expiring in February 2028.



## Viewing & Further Information



**Peter Wilson**

0207 4439862 | 07896678182

peter@dutchanddutch.com

More properties @ [dutchanddutch.com](https://dutchanddutch.com)