



Modern ground floor office unit within West Hampstead Square

UNIT 1, LESSING BUILDING

West Hampstead Square, Heritage Lane,
NW6 2AQ

Office

TO LET

766 sq ft
(71.16 sq m)

- Self-contained ground floor office unit
- 1 car parking space available £260 / month +VAT
- Air-cooling, heating and fresh air system
- Kitchen, staff shower, WCs
- Images may be from a similar unit
- 'Car Free' Scheme with no permits allowed
- Refurbished and ready to occupy

Summary

Available Size	766 sq ft
Rent	£30,635.00 per annum
Rates Payable	£17,465 per annum
Rateable Value	£35,000
Service Charge	N/A
Car Parking	£260 per space / month +VAT
Estate Charge	£2,200 per annum Approximately
EPC Rating	B (40)

Description

West Hampstead Square has become West Hampstead's 'village hub'. The square itself boasts a number of up-market retailers, including Marks & Spencer and Pauls, that complement the existing shops, restaurants and upmarket bars along West End Lane.

This modern office unit, part of a high-end mixed use scheme was built in the last few years and is in excellent condition.

The self-contained street level office is fully fitted with air cooling-heating, double glazing, Cat VI cabling, intruder alarm, shower, WC's and a kitchen.

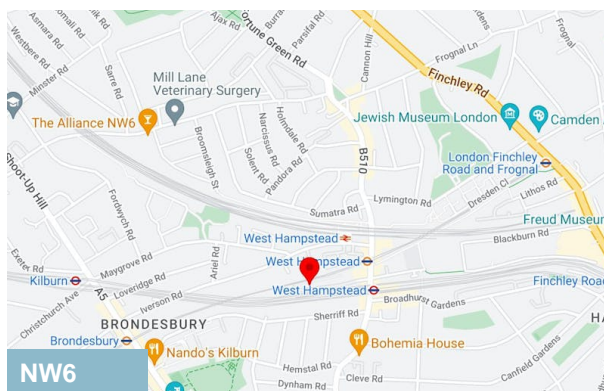
Location

Within a very short walk from West Hampstead Station (Jubilee Line), Overground and Thameslink networks. West End Lane is a well-established bustling road, complete with coffee shops, restaurants and independent retailers.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground	766	71.16	Available
Total	766	71.16	



Viewing & Further Information



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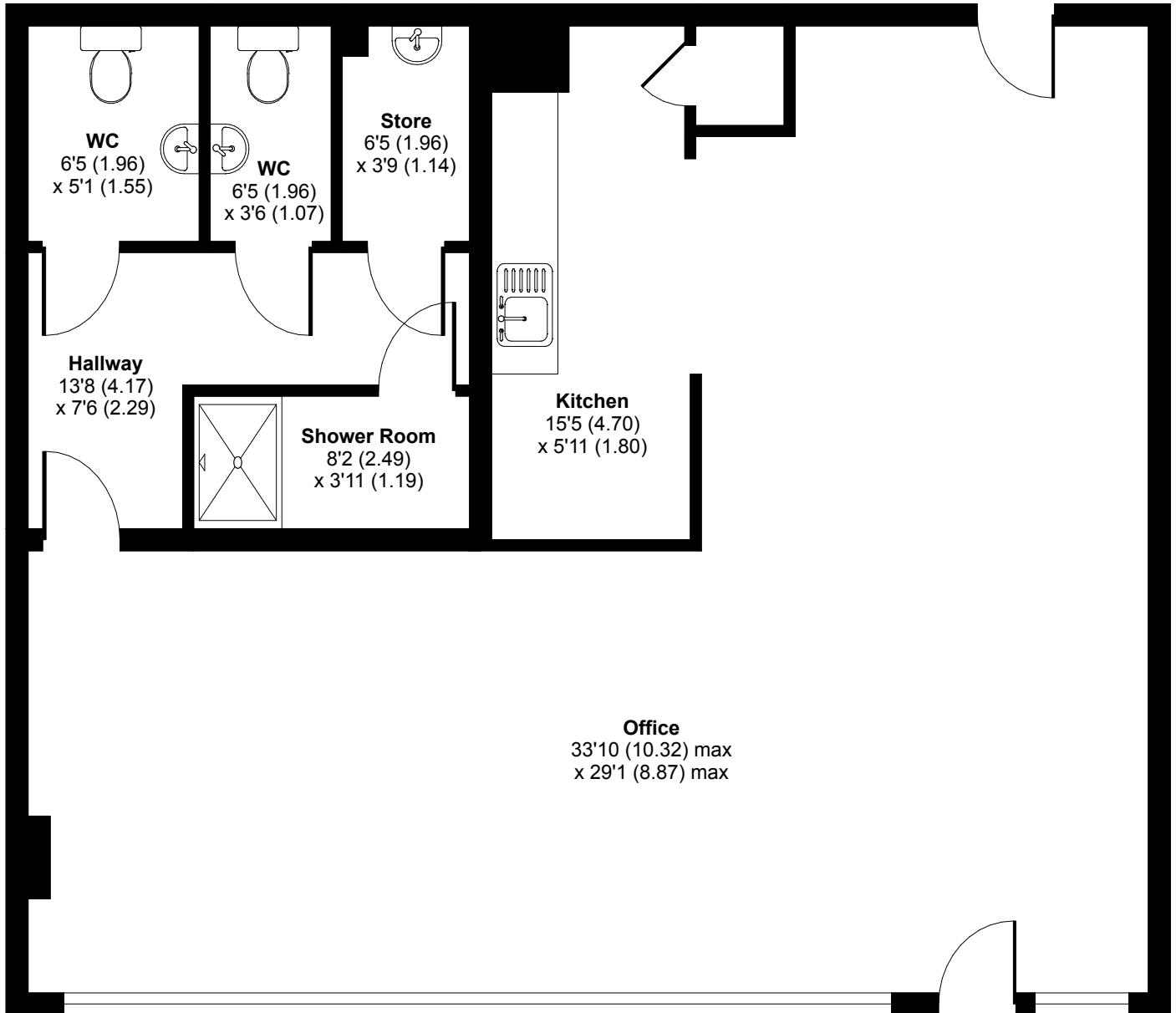
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Heritage Lane, NW6

Gross Internal Area = 987 sq ft / 91.7 sq m

For identification only - Not to scale



GROUND FLOOR