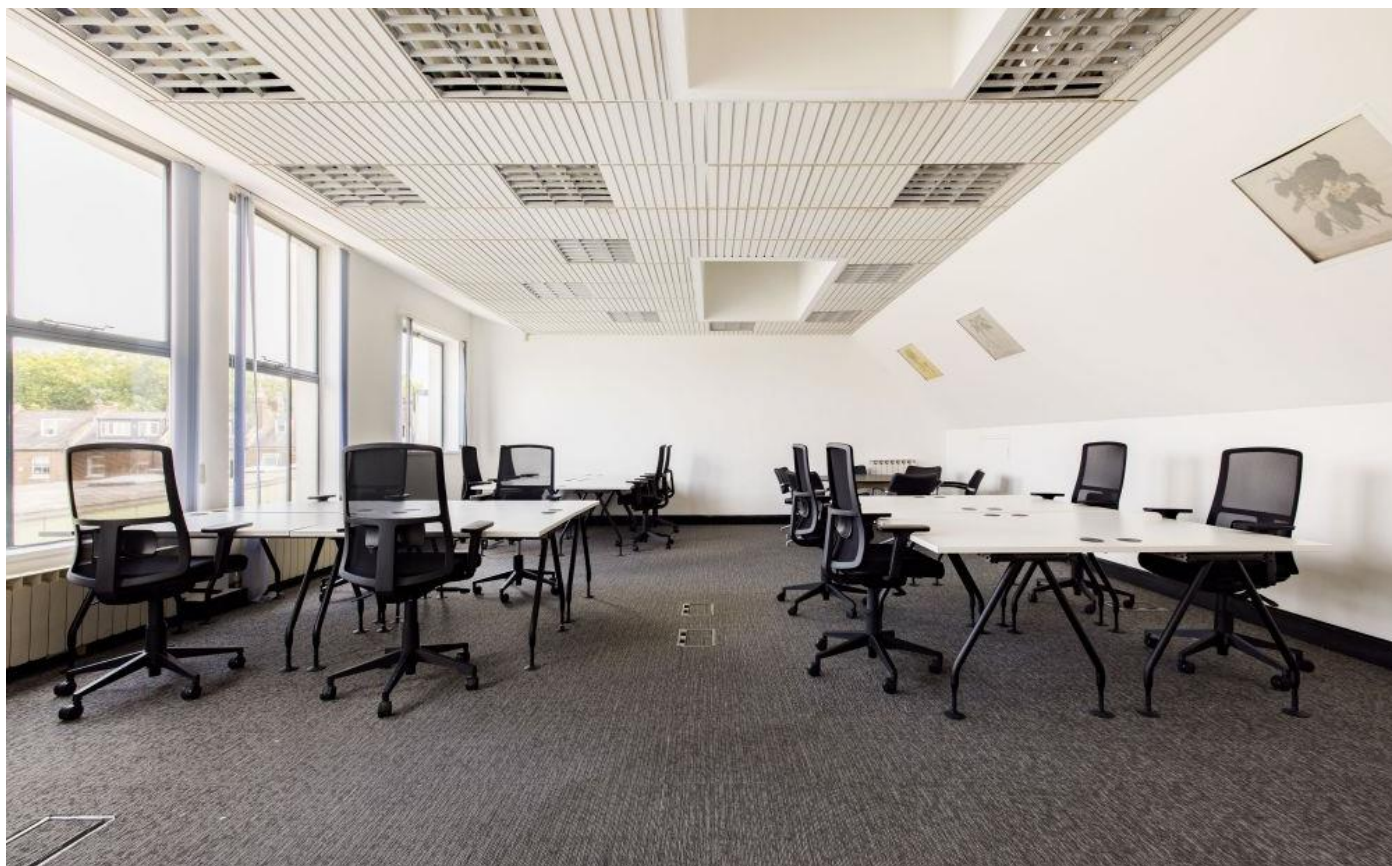


2ND FLOOR OFFICE TO LET IN NORTH LONDON | 640 sq ft



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	640	59.4
TOTAL (approx.)	640	59.4


*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

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.

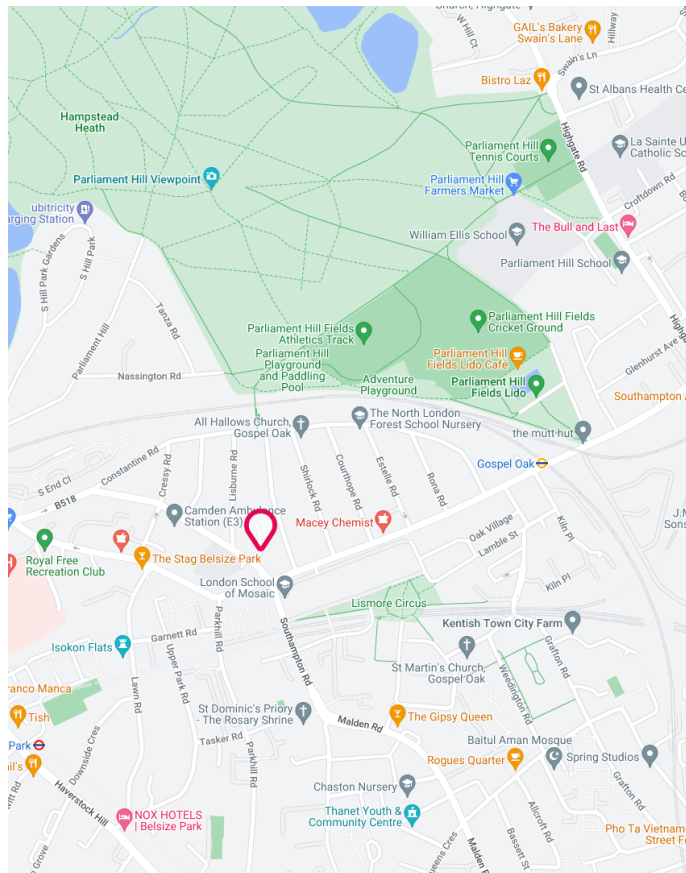
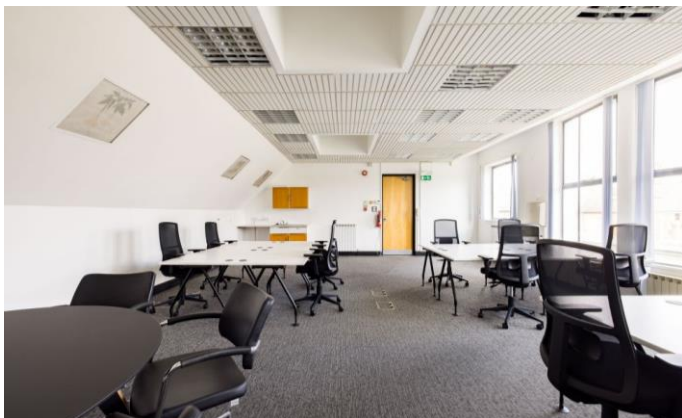
Subject to Contract August 2023

6 Heathgate Place

Hampstead, London, NW3 2NU



2nd FLOOR OFFICE TO LET IN NORTH LONDON | 640 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

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Subject to Contract August 2023