First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed

6a Hampstead High Street,

LONDON, NW3 1PR



Area
Net Internal Area: 96 sq.m. (1,029 sq.ft.)

Rent
£38,625 per annum (approx. £3,219 monthly) subject to contract

Property Description
The property comprises first floor office accommodation with street level access directly from Hampstead High Street. The space is arranged as two separate office rooms, one to the front of the building and the other to the rear.

The offices benefit from a kitchenette, perimeter trunking, central heating and entry phone system. WC provision is within the communal parts of the property.

The front office also benefits from air conditioning and has a private external terrace overlooking the High Street.

> First floor offices with roof terrace overlooking Hampstead High Street
> New lease available
> Affluent and highly desirable North London location
> Only 250 metres (0.16 miles) to Hampstead London Underground Station
> Close proximity to 791 acres of open space at Hampstead Heath
> Surrounded by an abundance of local restaurants, retailers, pubs and leisure facilities

Accommodation	Area sq.m.	Area sq.ft.	Comments
Rear Office	42.54	457	
Front Office	53.13	571	
Front Terrace	19.13	205	

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed

GILMARTIN LEY

Property Location

The subject property is located on the north side of Hampstead High Street, mid-way between Gayton Road and Willoughby Road.

Located in the heart of Hampstead, one of the most sought after residential areas of North London, the property is surrounded by a range of high street chains, pubs, restaurants and independent shops, which include: Gap, HSBC, Café Nero, Côte Brasserie, Tesco, Reiss, Barclays, Kurt Gieger, The Post Office, Gails bakery, PAUL, Le Pain Quotidien, Lloyds bank, Oliver Bonas, Whistles, Carluccio's, Waterstones, The Flask, Handelsbanken, The Holly Bush, Gaucho, Zara, Wagamma, and The Horseshoe.

Hampstead London Underground Station (Northern Line) is 300m to the north-west, which provides frequent southbound services to Bank Station with a travel time 20 minutes and Charing Cross Station with a travel time 17 minutes. There are regular northbound services to Edgware Station with a travel time 16 minutes.

Several bus routes run along Hampstead High Street providing connections to Paddington, Swiss Cottage, Camden and Golders Green.

2017 Rateable Value	£33250.00
Estimated Rates Payable	£15960 per annum
Service Charge p.a.	A service charge will be levied to incorporate the cost of the building upkeep, planned preventative maintenance programmes etc, Details are available to download from our website.
Premium	Nil
Terms	A new fully repairing and insuring lease available on terms to be agreed.
Legal Fees:	Each party is to bear its own legal fees
Local Authority:	London Borough of Camden
Viewings:	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
Further information at:	http://www.gilmartinley.co.uk/properties/23416 Floor Plans Energy Performance Certificate Service Charge Details
Last Updated:	21 Mar 2019

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

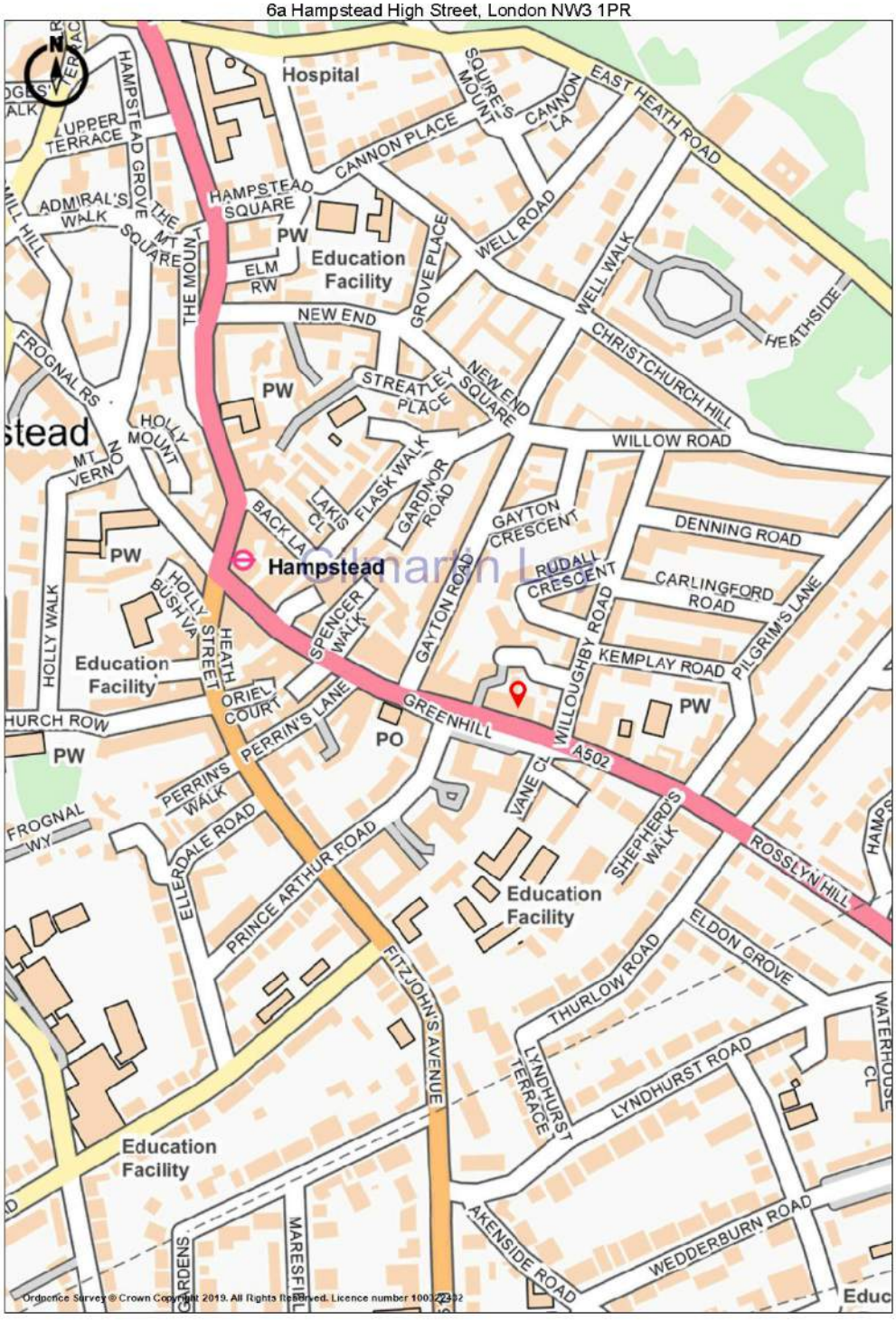
Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed

6a Hampstead High Street, London NW3 1PR



Promap V2 LANDMARK INFORMATION
Ordnance Survey © Crown Copyright 2019. All Rights Reserved. Licence number 100022432 Plotted Scale - 1:4500. Paper Size - A4

https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/hampstead/london/nw3/23416

Our ref: 23416

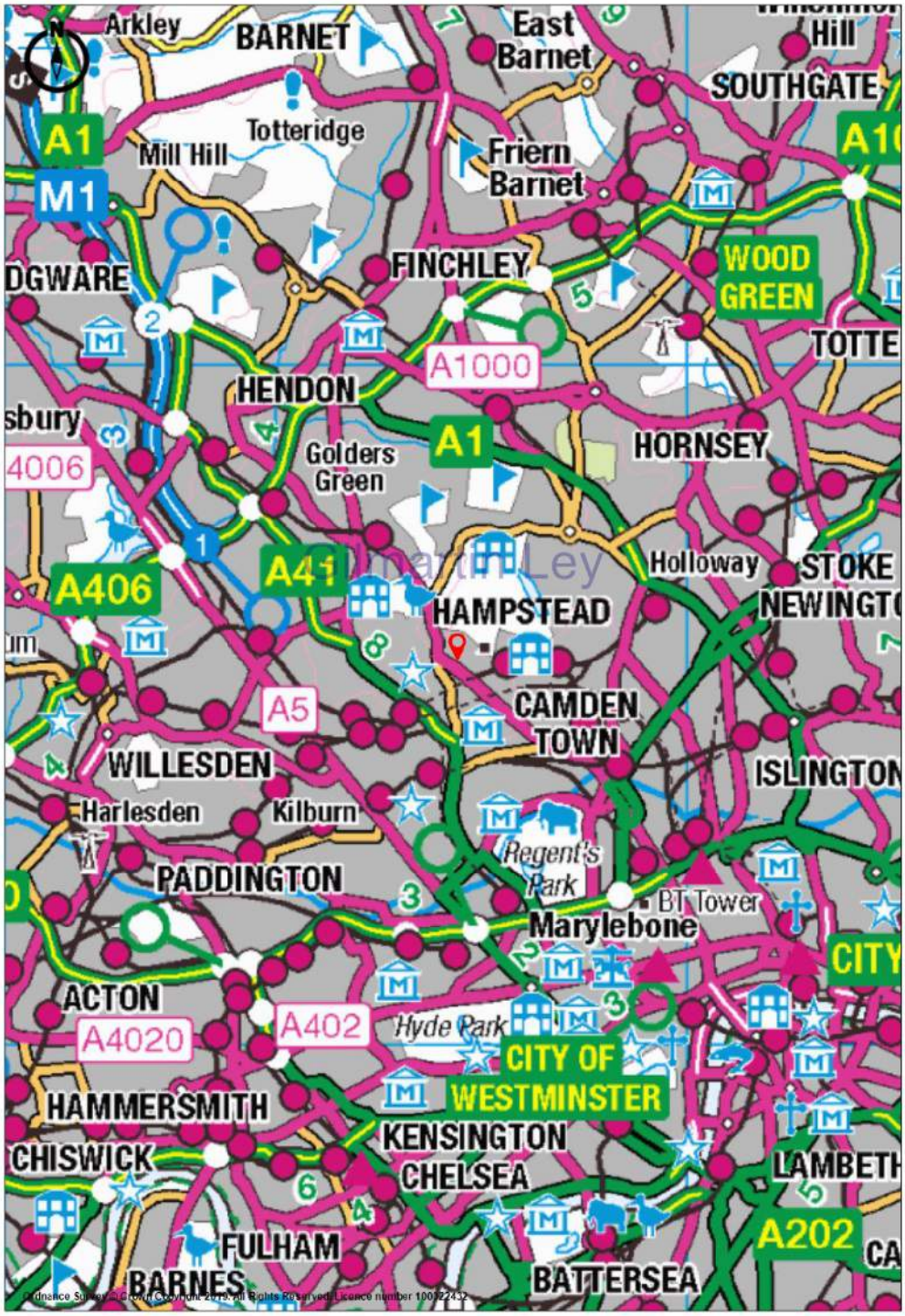
Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed



Promap V2 LANDMARK INFORMATION
Ordnance Survey © Crown Copyright 2019. All Rights Reserved. Licence number 100022432
Plotted Scale - 1:75000. Paper Size - A4

https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/hampstead/london/nw3/23416

Our ref: 23416

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed





Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed





Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed





https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/hampstead/london/nw3/23416

Our ref: 23416

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed





Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

First Floor Offices To Let - Hampstead NW3

New lease available on flexible terms to be agreed



https://www.gilmartinley.co.uk/properties/to-rent/offices-b1/hampstead/london/nw3/23416

Our ref: 23416

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk