



32 Hampstead High Street, London, NW3 1QD

NEWLY REFURBISHED, BRIGHT AND EFFICIENT 4,200 SQ FT
OFFICE FLOOR TO LET

- Manned reception and 24/7 security
- Demised WC's and shower
- Extremely efficient open plan floor plate
- Excellent natural light throughout
- New fitted kitchen
- Passenger lift
- 4 car parking spaces available and bike racks

Overview.

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Location.

Hampstead High Street is a popular suburb of North West London and home to a variety of high end retailers including Gail's, Ole & Steen, Joe & the Juice, Paul and Waterstones. Hampstead High Street underground station (Northern Line) is a 2 minute walk away and provides convenient access to Central London.

Accommodation

The accommodation comprises of the following

Floor/Unit	sq ft	Rates Payable	Service Charge	Total /sq ft	Total year
2nd	2,594	£18.37 Per sq ft	£12.56 Per sq ft	£75.93	£196,962.42
2nd	1,414	£18.37 Per sq ft	£12.56 Per sq ft	£75.93	£107,365.02

Financials.

Rent	£45 per sq ft
Rates Payable	£18.37 per sq ft
Service Charge	£12.56 per sq ft
Car Parking	Up to 4 spaces available
EPC Rating	C (56)

Terms.

New lease direct from the Landlord for a term by arrangement - shorter lease lengths are also available from 12 months+

Video Tour

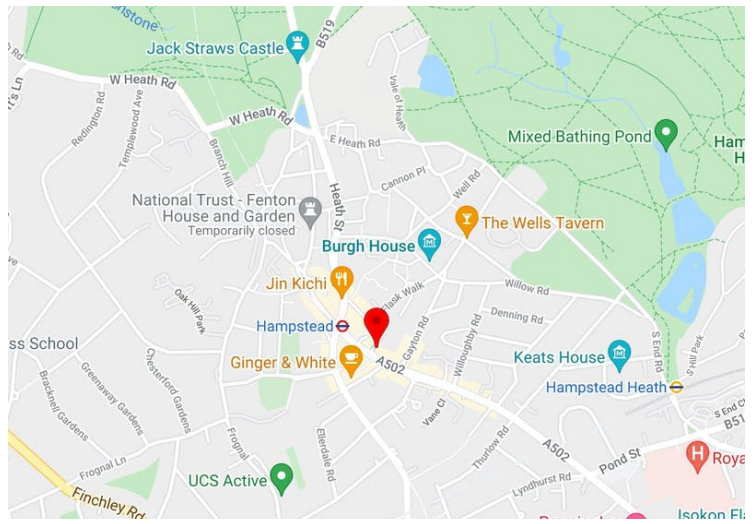
<https://my.matterport.com/show/?m=naK6KLSFdqP>

Contacts.

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