

201

HAVERSTOCK HILL

LONDON NW3 4QG

TO LET

BRIGHT FIRST FLOOR OFFICE
2,381 SQ.FT

RIB

ROBERT IRVING BURNS

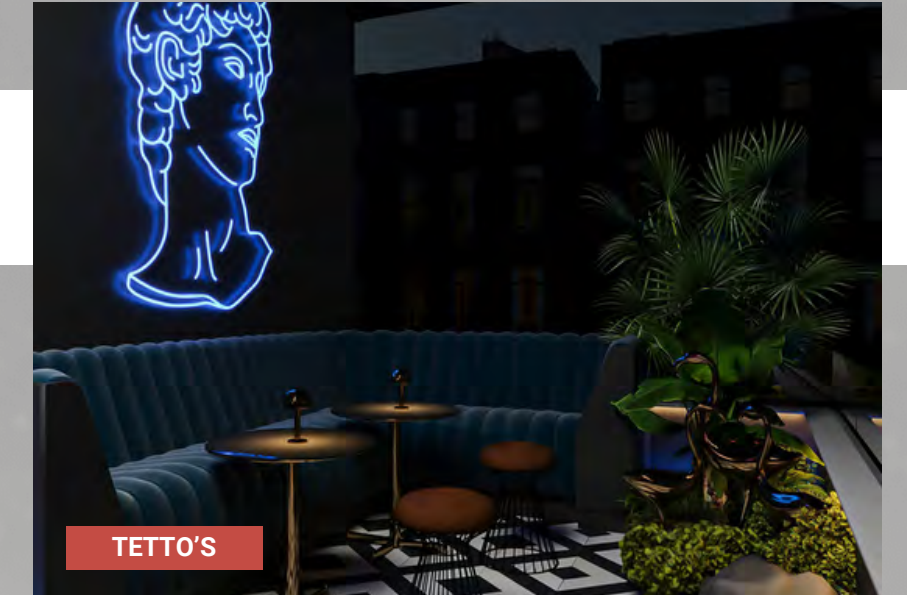


LOCATION

The premises is located along the highly pedestrianised Haverstock Hill which is home to a number of popular restaurants, cafes and activities including Everyman Cinema, Gourmet Burger Kitchen and more. Belsize Park Underground Station (Northern Line) only a stone throw away (92 Yards).



DELICATESSEN



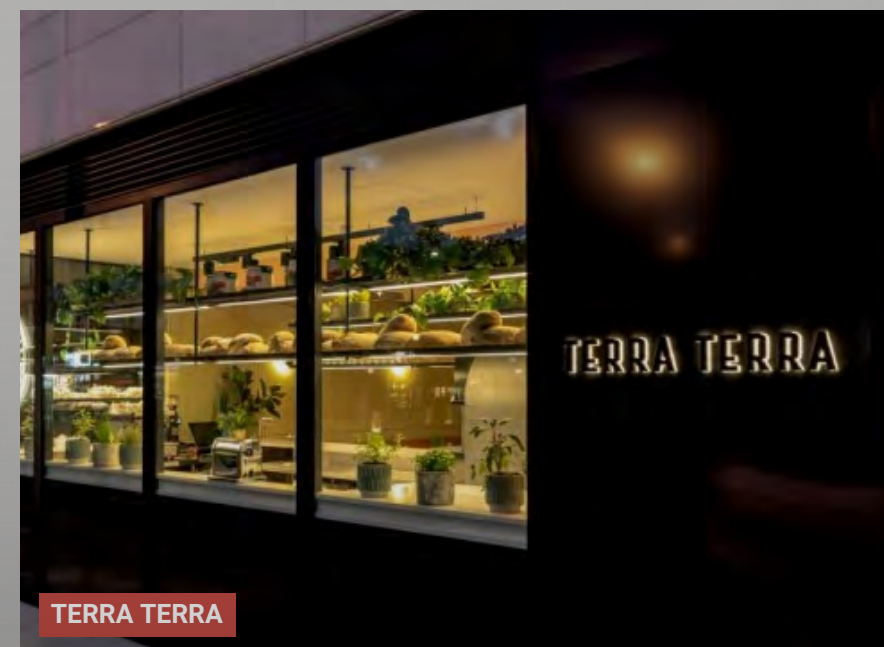
TETTO'S



HAMPSTEAD THEATRE



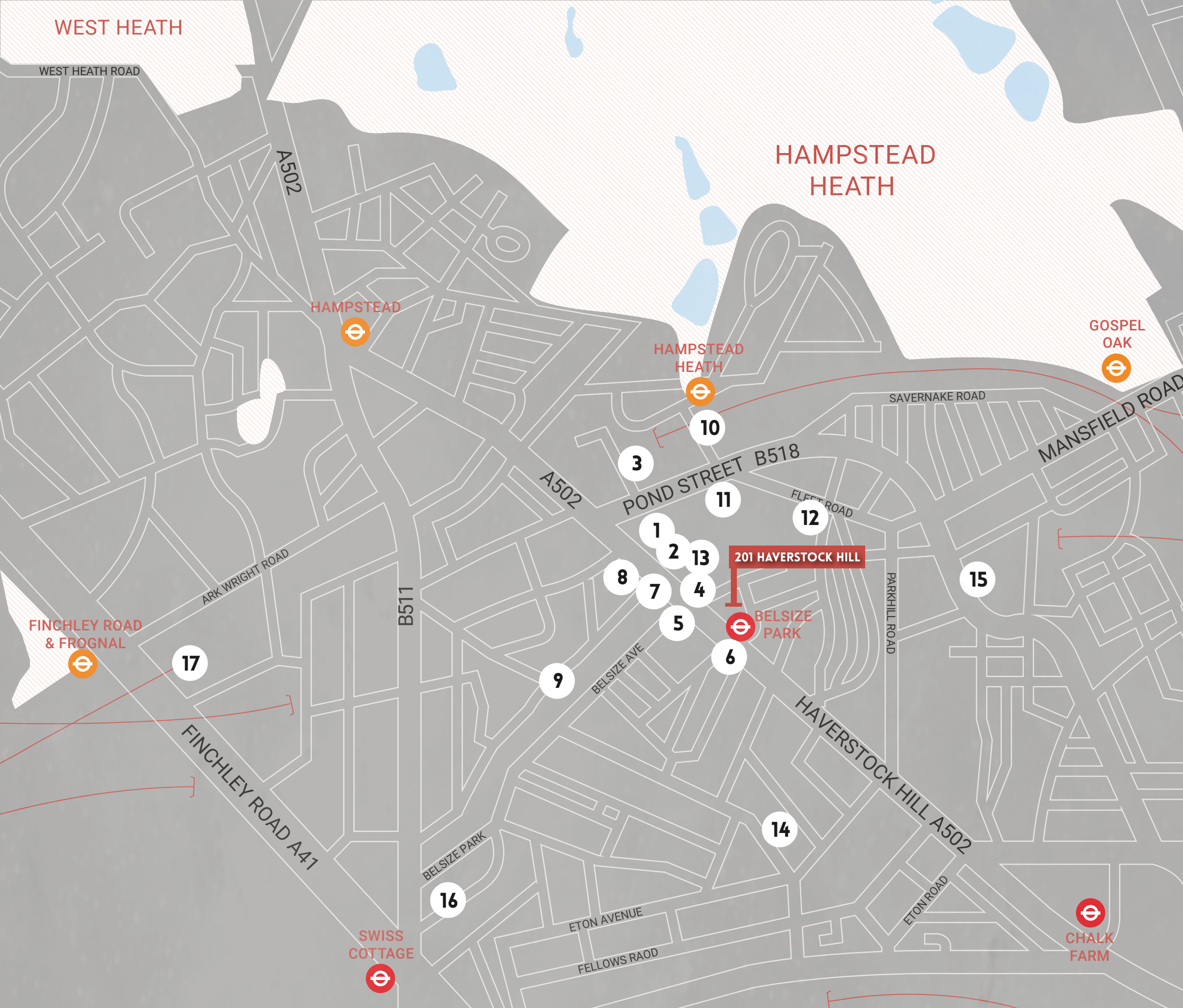
THE STAG



TERRA TERRA



THE GEORGE



LOCAL OCCUPIERS & AMENITIES












- | | |
|------------------|-----------------------|
| 1. The George | 10. The Garden Gate |
| 2. Tetto's | 11. Silverberry |
| 3. The Roebuck | 12. The Stag |
| 4. Tish | 13. Franco Manca |
| 5. Jamon Jamon | 14. The Washington |
| 6. Gail's Bakery | 15. The Gipsy Queen |
| 7. Everyman | 16. Hampstead Theatre |
| 8. Wac Arts | 17. Terra Terra |
| 9. Retsina | 18. Delicatessen |

DESCRIPTION

The available space comprises the entirety of the first floor of the building and reflects a good amount of natural light. The floor also benefits from a fitted kitchenette, AC (not tested) along with multiple partitions suitable for private office and meeting rooms.



SPECIFICATIONS

-  AC (Not tested)
-  Strip Lighting
-  Kitchenette
-  Shower
-  Lift
-  Carpet Flooring
-  Good natural light
-  Central heating
-  Entry phone
-  Perimeter trunking
-  WCs

FINANCIALS

AREA	1ST FLOOR
Total Size (sq.ft.)	2,381
Quoting Rent (p.a.) excl.	£101,000
Service Charge	£15,424
Estimated Rates Payable (p.a.)	£37,632
Estimated Occupancy Cost excl. (p.a.)	£154,056

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

TBC.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. January 2024.

CONTACTS

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