

# 105-109 SUMATRA ROAD

WEST HAMPSTEAD, NW6 1PL

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FOREST  
REAL ESTATE



# TO LET

## 3,606 SQ FT

### A Modern, Self Contained Office Available in the Heart of West Hampstead

#### Key Features

- Air Conditioned
- Self Contained Private Entrance
- Perimeter Trunking
- Male & Female WCs
- Glazed Entrance With Security Shutters
- Wooden Laminate Flooring
- Suspended Tile Ceiling To Part
- Gas Fired Central Heating
- Partitioned Office & Meeting Rooms
- Available Now

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## Description

The premises offer contemporary office space spanning the ground floor, accessible via its private entrance at street level.

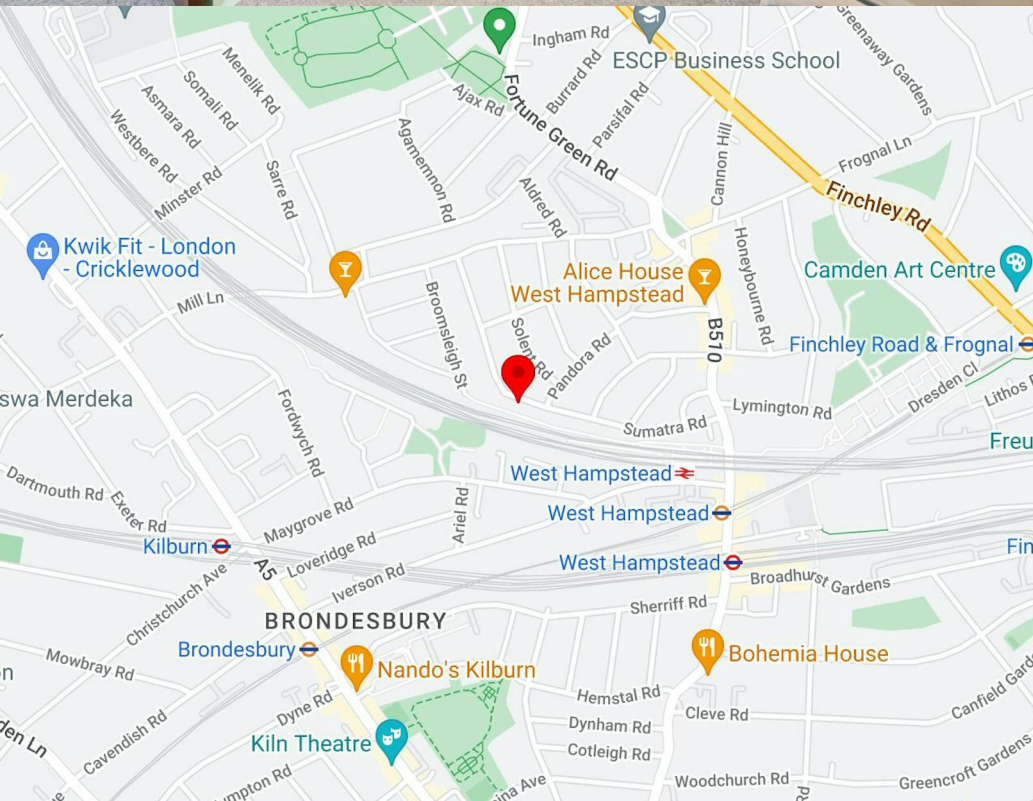
Originally designed as an open-plan layout, the current tenant has customised the space by installing demountable partitions, resulting in the creation of 10 separate offices. However, it's worth noting that these partitions are easily removable, affording the opportunity to revert the layout back to its original open-plan configuration.

The office is available by way of an assignment of the existing lease expiring 23rd September 2031. There is an open market rent review in June 2027.

## Location

Located within the heart of West Hampstead, the property is situated on a tranquil residential street just off the bustling High Street, conveniently within walking distance of an array of local shops, restaurants and bars.

Moreover, it boasts exceptional proximity to West Hampstead's Overground and London Underground Stations, both mere moments away on foot. The Overground service seamlessly connects to Clapham Junction, Richmond, and Stratford, while the Underground station grants access to the Jubilee line, facilitating travel to Stanmore, Bond Street, Waterloo, London Bridge, Bermondsey, Canada Water, and Stratford.









# Availability

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<b>Lease</b>	Assignment
<b>Rent</b>	£75,000.00 per annum
<b>Rates</b>	Applicants are to make their own enquiries to The London Borough of Camden.
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC</b>	On application

# Contact

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