

8 HEATHGATE PLACE

75 - 87 AGINCOURT ROAD, HAMPSTEAD, NW3 2NU

FOREST
REAL ESTATE

FOR SALE

3,876 SQ FT

An Exceptional Opportunity To Purchase A Distinctive Virtual Freehold Office Building In The Highly Desirable Hampstead

Key Features

- Virtual Freehold
- Excellent Natural Light
- Up to 6 Parking Spaces
- A Short Walk from the Shops & Restaurants of South End Green
- Benefitting from Use Class E
- Detached Self Contained Building
- Double Height Vaulted Ceilings
- 0.3 Miles from Hampstead Heath Station
- 0.5 Miles From Belsize Park Station

8 Heathgate Place, 75 - 87 Agincourt Road
Hampstead, NW3 2NU





Description

Heathgate Place is a small business estate of eight units, built in the early 1990s. The estate comprises seven terraced properties positioned on either side of a central service road, with unit 8 located at the closed end of the road.

This exceptional detached office building boasts an abundance of natural light, creating an open and inviting atmosphere throughout. The space is further enhanced by a striking gallery level and impressive double-height vaulted ceilings in certain areas, adding a sense of spaciousness and architectural flair.

Recently decorated and maintained to a high standard, the property is move-in ready, offering modern facilities including well-appointed WCs and a fully equipped kitchen.

At the front, there are four dedicated parking spaces, providing convenience for staff and visitors alike.

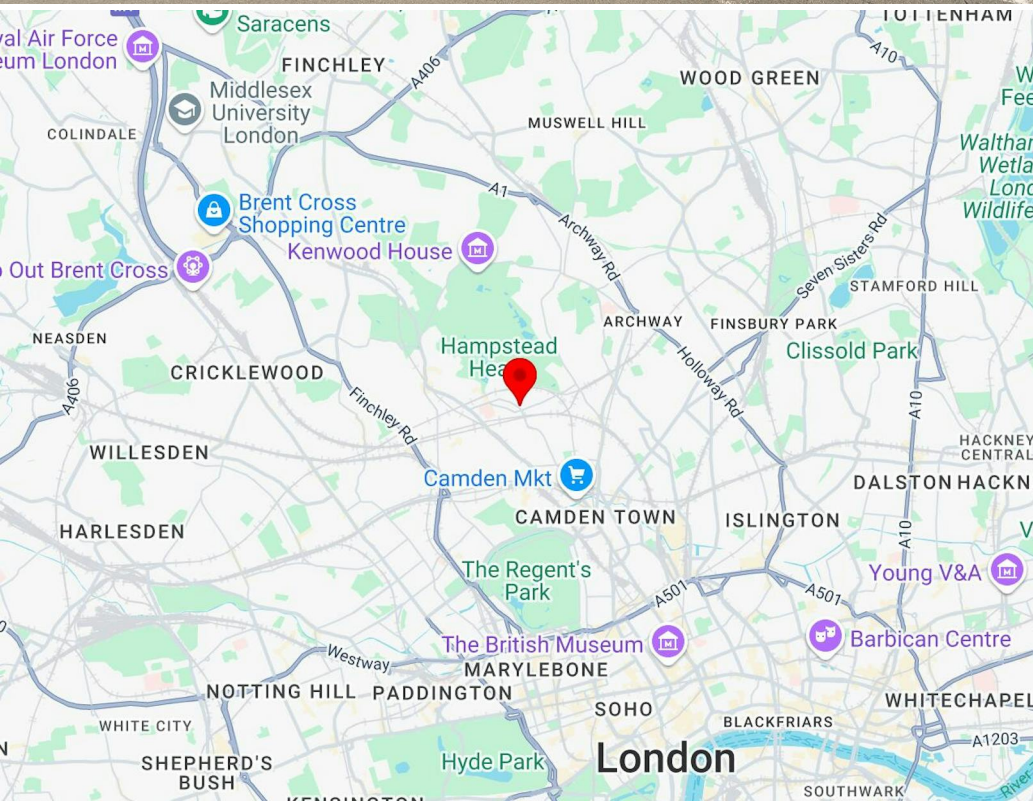
The building is situated in a professional, vibrant business community, with notable neighbouring occupants such as the Anthony Nolan Bone Marrow Trust, Span Group, Achilles Therapeutics, Vision33, and Harley Street Care, contributing to a dynamic and thriving working environment.

Location

Heathgate Place is nestled in a vibrant area, offering a blend of urban convenience and natural beauty.

Hampstead Heath and Gospel Oak stations are both within an equal walking distance and are served by the London Overground. Belsize Park station, on the Northern Line, is less than 0.5 miles away. The area also benefits from excellent bus connections.

Hampstead Heath Station is named after the renowned Hampstead Heath park. Its entrance is just a short walk from South End Green, a vibrant area brimming with cafés, independent shops, and restaurants.





Availability

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------------|-------------------|---------------|
| Ground | 2,441 | 226.78 |
| 1st | 1,435 | 133.32 |
| Total | 3,876 | 360.10 |
| Price | £2,000,000 | |
| Rates | £65,520 per annum | |
| Service Charge | £9,440 per annum | |
| VAT | Applicable | |
| EPC | D (86) | |

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Heathgate Place, Agincourt Road, London, NW3

For identification only - Not to scale



Denotes restricted head height

