



**100 ALLITSEN ROAD**  
**St Johns Wood, NW8 7AY**

**Ground Floor End Of Terrace Retail Unit**  
**872 SQ FT**

**FOREST**  
REAL ESTATE

## Summary

<b>Available Size</b>	872 sq ft
<b>Rent</b>	£45,000 per annum
<b>Rates Payable</b>	£17,714.50 per annum
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	B (44)

## Key Features

- 26ft Frontage
- CCTV
- Alarmed
- Air Conditioning
- 3 Phase Power
- Very Close To St John's Wood High Street
- Within A 6 Minute Walk Of St Johns Wood Station (Jubilee Line)
- 3 WCs Including Wheelchair Accessible

## Description

This ground floor, end of terrace property comprises 910 square feet set over ground floor with ancillary basement storage and benefits from a 26 foot wide frontage.

This property is carpeted throughout and has air conditioning, a motion sensitive alarm, spotlighting, and CCTV installed. There are 3 WCs including a disabled WC and a tea point.

Future occupiers would also benefit from 3 phase electricity.

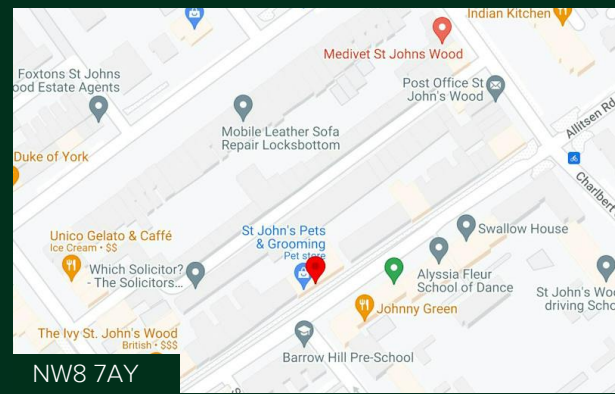
## Location

Allisten Road offers an exceptional business location that embodies the perfect blend of elegance, accessibility, and professional prestige.

Located in the heart of St Johns Wood, Allisten Road benefits from its proximity to Central London and is strategically positioned to serve both local and international clientele. This central location ensures that your business is easily accessible for clients, partners, and employees, making it a convenient hub for conducting meetings, networking, and growing your enterprise.

**Local Amenities:** St. John's Wood is renowned for its vibrant cultural scene, upscale shopping, and excellent dining options. Allisten Road places your business in close proximity to the exclusive boutiques of St. John's Wood High Street, the iconic Abbey Road Studios, and the picturesque Regent's Park. These local amenities not only enrich the quality of life for your employees but also offer enticing options for client entertainment and engagement.

**Transport Connectivity:** Allisten Road benefits from excellent transport connections, ensuring that your business is well-connected to the rest of London and beyond. Nearby St Johns Wood tube station and bus routes provide convenient access to major business districts, making it easy for your team to commute and for clients to reach your location. The seamless transport connectivity is a valuable asset for businesses seeking to expand their reach and influence.



## Viewing & Further Information

### Cormac Sears

020 3355 1555 | 07850 399 627

cormac@forestrealestate.co.uk

### CONNECT WITH US

1 Bridge Lane, London, NW11 0EA

020 3355 1555

info@forestrealestate.co.uk

www.forestrealestate.co.uk

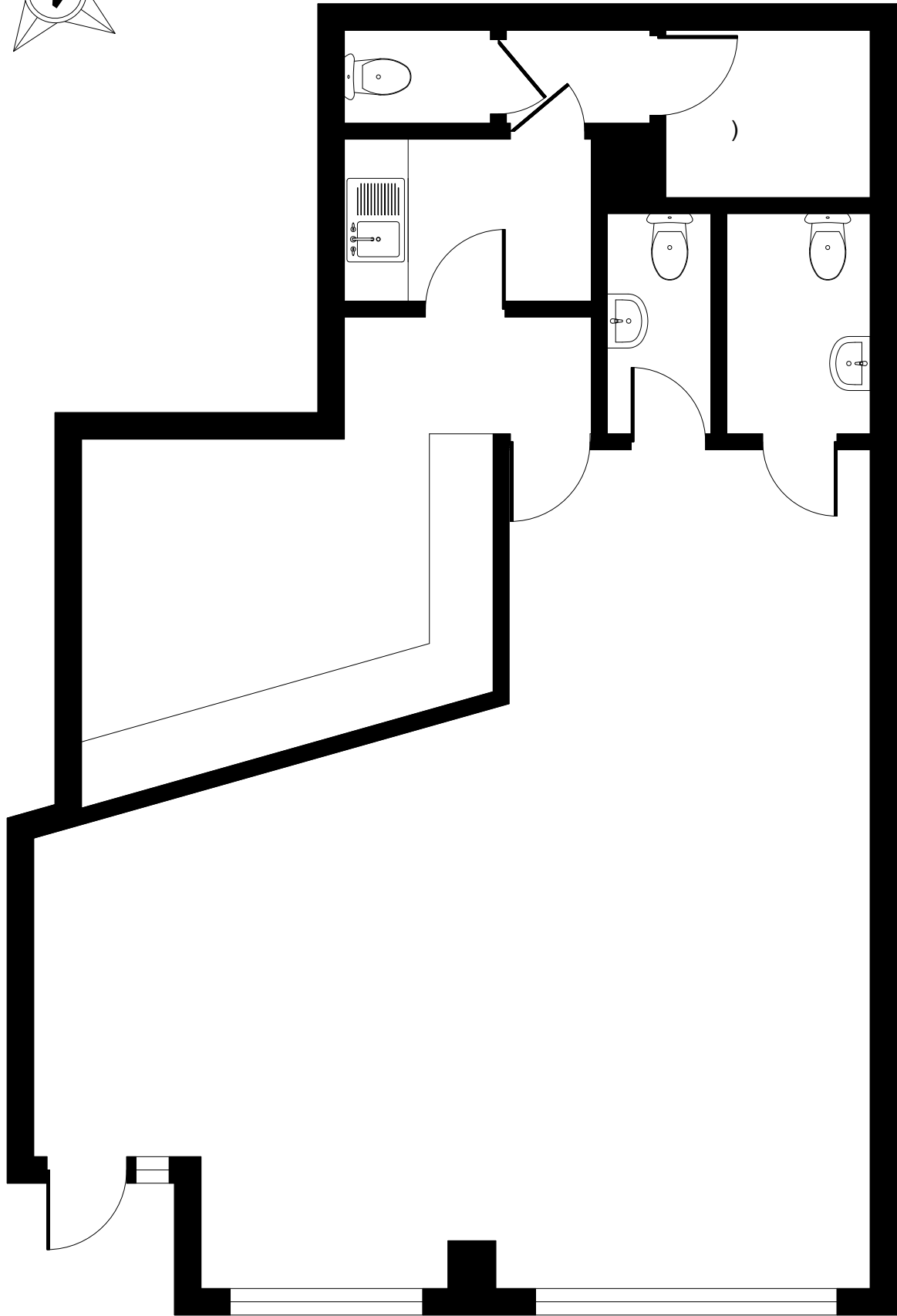
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# Allitsen Road, London, NW8

Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Forest Real Estate Limited. REF: 1016636