

# 6A HAMPSTEAD HIGH STREET

LONDON, NW3 1PR

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# TO LET

## 1,059 SQ FT

### Hampstead High Street Office To Let

#### Key Features

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- Second Floor Overlooking Hampstead High Street
- Video Entry Phone
- Gas Central Heating
- Within Walking Distance of Hampstead Heath
- Within 250 meters of Hampstead Station
- Air Conditioning
- Dual Aspect Windows
- Affluent & Highly Desirable North London Location
- Surrounded By An Abundance of Local Coffee Shops, Restaurants & Retailers
- Available December 2023

**2nd Floor, 6a Hampstead High Street**  
London, NW3 1PR





## Description

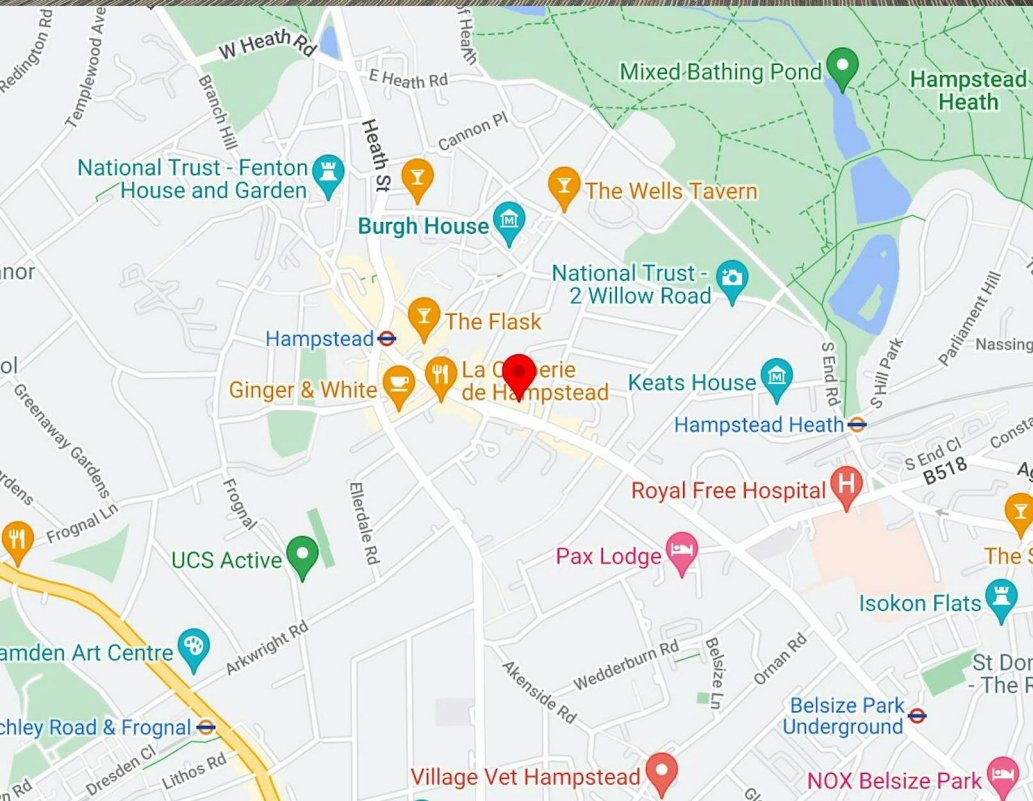
The property encompasses second-floor office space, conveniently accessible directly from Hampstead High Street at street level. The layout comprises two separate office areas: one located at the building's front and the other divided into two partitioned offices positioned toward the rear.

Included amenities enhance functionality and comfort, encompassing a well-appointed kitchen, perimeter trunking, gas central heating, air conditioning, video entry phone. Male and female WCs facilities are conveniently located within the communal areas of the property.

## Location

Hampstead High Street is richly adorned with an array of esteemed high street retailers, popular pubs, exquisite restaurants, and a delightful assortment of independent shops that include Gail's Bakery, Café Nero, Côte Brasserie, Tesco, Reiss, Barclays, The Post Office, Waterstones, The Flask, The Holly Bush, Gauchó, Wagamama, and The Horseshoe.

Hampstead London Underground Station (Northern Line) stands just 250 meters away, offering a plethora of frequent services. Commuters can readily access southbound trains leading to Bank Station within a mere 20-minute travel time or reach Charing Cross Station in just 17 minutes. Likewise, regular northbound services efficiently connect to Edgware Station, reachable within a concise 16-minute journey.





# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£46,000 per annum
<b>Rates</b>	£17,589 per annum
<b>Service Charge</b>	£8,082 per annum
<b>VAT</b>	Not applicable
<b>EPC</b>	D (76)

# Contact

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