

32 Hampstead High Street, Hampstead, NW3



2nd Floor – 4,200 sq ft

Fitted out air conditioned office floor, with four car parking spaces.

Location

The property is located on the North East side of the street close to its junction with Spencer Walk. Transport links are good with the building being located in close proximity to Hampstead Underground station providing access to the Edgware branch of the Northern Line.

The local area has many amenities to offer, such as restaurants, cafes, and shops.

Description

The available accommodation comprises the entire 2nd floor of air conditioned offices, which has been fitted out to provide a mixture of private offices and meeting rooms. The offices have demised WC's and a shower. The building also benefits from a manned reception and passenger lift.

There are four secure car parking spaces allocated to the tenant of the 2nd floor.

2 nd Floor:	4,2000 sq ft	390 sq m
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Costs and Term

Quoting Rent	£45.00 per sq ft
Business Rates	£17.40 per sq ft
Service Charge	£12.56 per sq ft
Total per annum	£314,832
Total per month	£26,236 (rent paid quarterly in advance)

Lease Term	A new lease directly from the landlord, for a term by arrangement.
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Viewing

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