



Sumatra Road, West Hampstead NW6 £6,250 Per Month Subject to contract

A huge lateral space of circa 3,747 sq ft arranged on the ground floor.

Ideal use as Nursery / gym / studio / or class E use.

Currently arranged as smaller internal offices, but the unit has the ability to be opened to create one large space, ideal for a large studio or open plan workspace.

Highly flexible use.

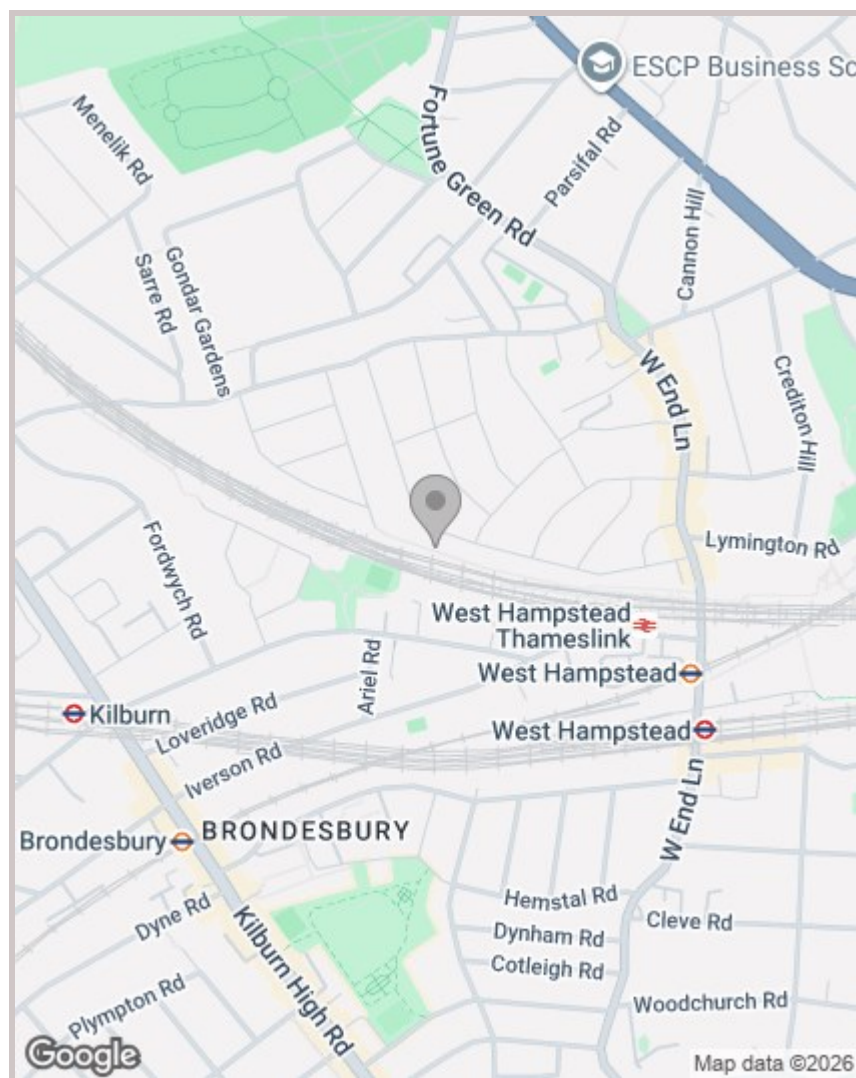
Property Overview

The property is ideally located between West End Lane and Mill Lane, placing it within easy walking distance of West Hampstead's popular high street.

Here you'll find an excellent selection of boutique shops, cafés, restaurants and everyday amenities, creating a lively yet community-focused atmosphere.

New Lease Available

- Currently individual office use
- Can be opened plan space
- 3,747 sq ft
- Ground floor only
- Available now
- New lease or lease assignment
- Varitey of uses considered
- Business rates to be revalued but circa £60,000 rateable value
- VAT is payable on the rent



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Greenstones Estates Ltd
Registered in England & Wales
Registered Office:
5 West Court, Enterprise Road,
Maidstone, Kent ME15 6JD

Company Registered number
03513585

Trading address
83 Boundary Road, St John's Wood,
London NW8 0RG

We are members of



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).