



**Boundary Road, St John's Wood, NW8 £13,750 Per Annum Subject to contract**

An A2 Office TO LET in this popular location off Abbey Road.

Boundary Road offers excellent transport links and a large residential surrounding.

Arranged on the lower floor, which is in excellent order, and offers :

Wooden Floors, Rear Boardroom / office 2, Separate WC. Open space, Kitchen

## Property Overview

Overall Size --

Depth --

Width --

Lease -- New

Premium -- Zero

Business rates -- TBC

Use Class -- A2

Council -- Camden

EPC --

■ Great Location

■ Available now

■ New lease

■ Own Entrance

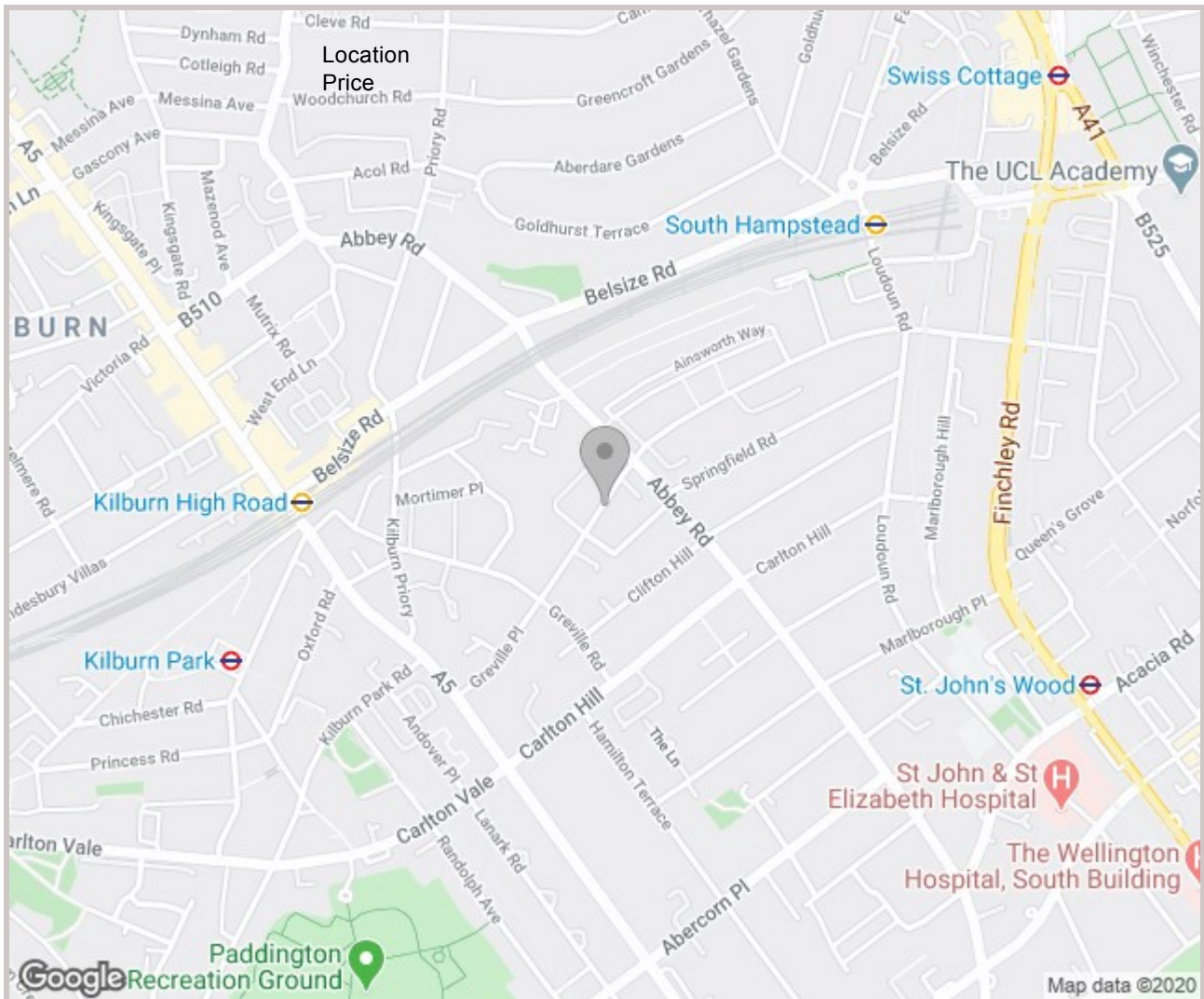
■ No premium

■ Wood Floors

■ Spacious

■ Bright

■ Circa 700 sq ft



**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).