



## Boundary Road, St John's Wood NW8 £35,000 Subject to contract

Available Immediately - This highly prominent, large, visible retail / office unit offers circa 840 sq ft on the ever-popular Boundary Road, just off Abbey Road

Newly refurbished to a very high standard, this stunning, entirely self-contained unit has 2 private entrances leading to this modern, very usable space.

Rateable value = £20,250

## Property Overview

Overall Size -- 840 sq ft

Lease -- New Lease to be agreed.

Premium -- nil

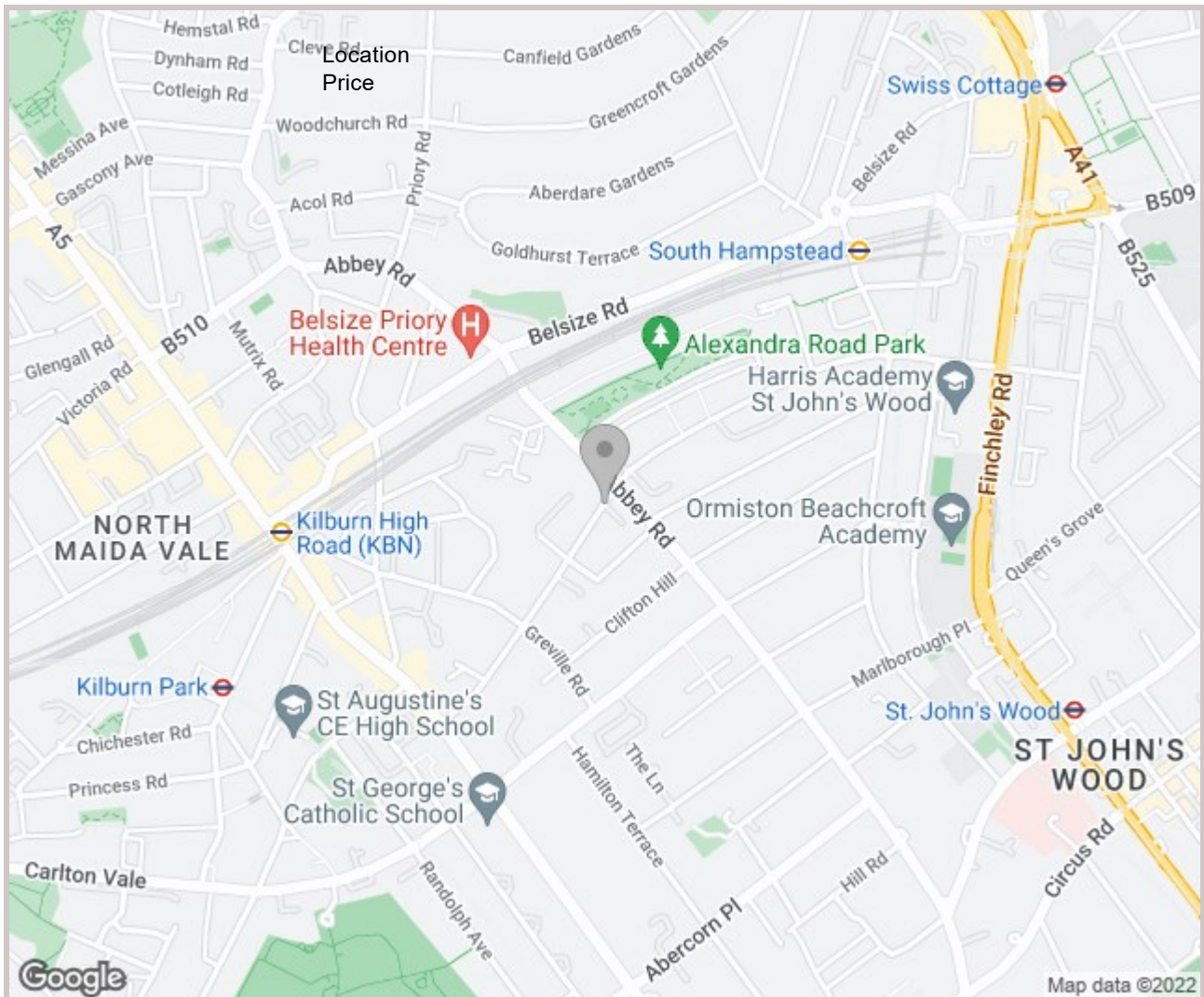
Rateable Value -- £20,250.00

Use Class -- E

Council -- Camden

EPC -- In Hand

- Highly Visible Unit
- Air Conditioning Throughout
- New Lease
- Kitchen / WC
- Great WiFi
- 24/7 Access
- Large Unit
- Excellent Condition
- Sky Light / Wooden Flooring
- Must See



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).