



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.

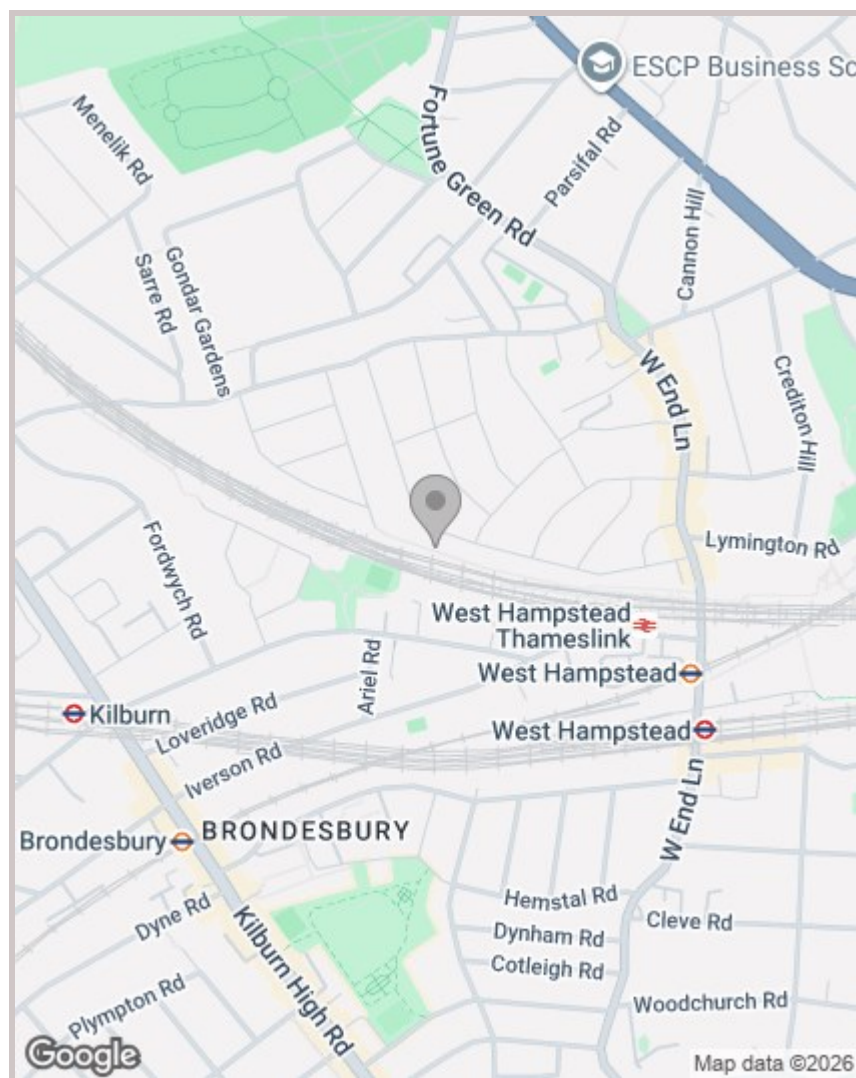
Property Overview

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



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

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We are members of



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