



**Clifton Hill, St Johns Wood NW8 £70,000 Subject to contract**

Unique opportunity for over 4,000 square feet of usable space in Saint Johns Wood.

The premises is principally single storey, (brick elevated) with open-plan ground floor warehouse / workshop space. The insulated metal roof, incorporates translucent panels, allowing for great natural light. Offering good quality ancillary office space, toilet / shower facilities and first floor kitchen area.

Close to the heart of London, this affordable unit has easy access into central London and surrounding areas.

## Property Overview

Overall Size -- circa 4000 sq ft

Depth --

Width --

Lease -- New Lease to be agreed

Premium -- Nil

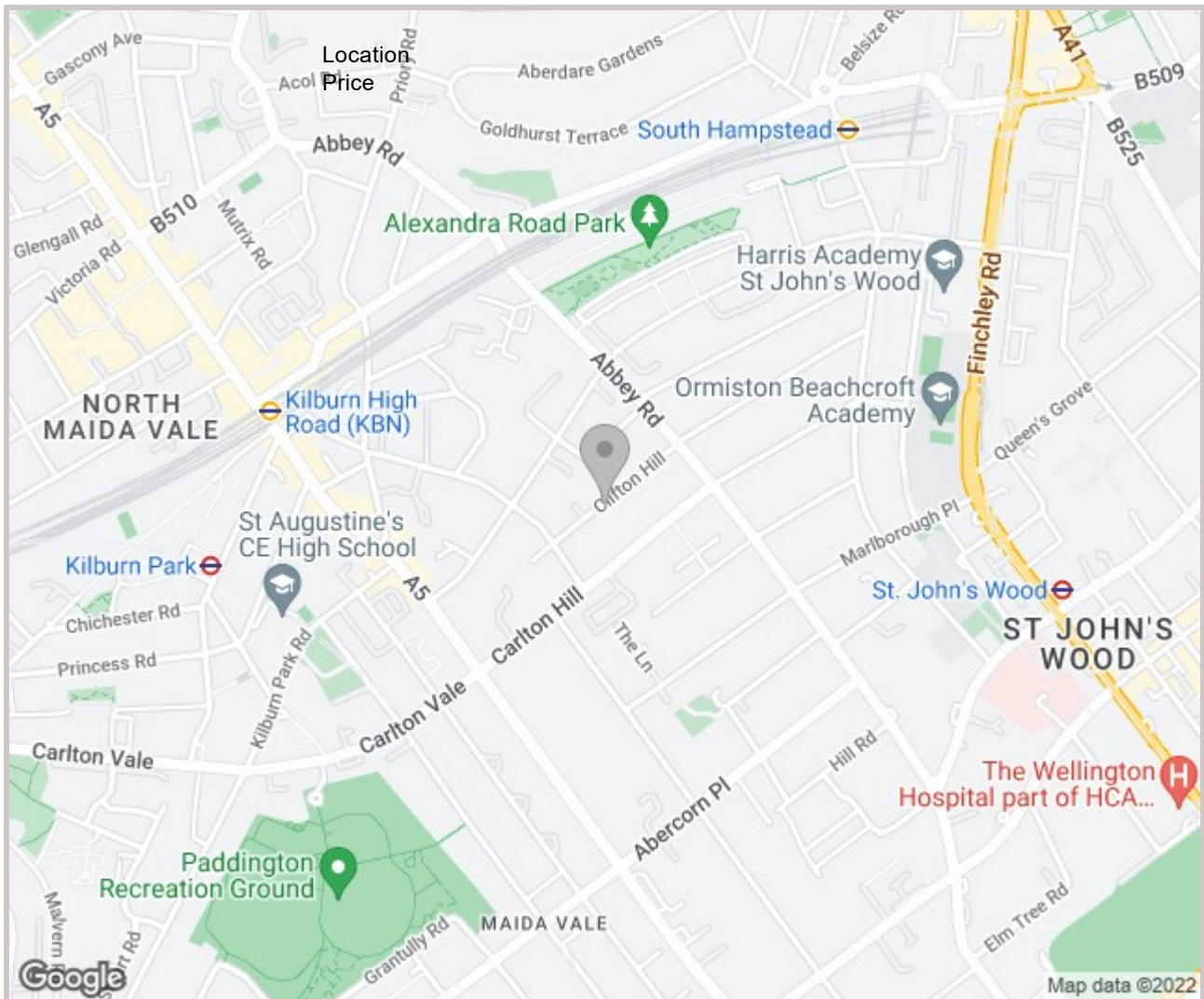
Rateable Value -- To Be Determined

Use Class -- E

Council -- Westminster

EPC -- D

- Unique Opportunity
- Rent Free Period Available
- Circa 4,000 Square Feet
- Huge Open Space
- High Ceilings
- No Premium
- New Lease
- All Uses Considered
- Ground Floor
- Air-Conditioning Throughout



**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).