



TK International
020 7794 8700
www.t-k.co.uk

Residential Sales
Residential Lettings
Property Management

Sales Office:
9 Heath Street
Hampstead
London NW3 6TP
E: sales@t-k.co.uk

Lettings Office:
16-18 Heath Street
Hampstead
London NW3 6TE
E: lettings@t-k.co.uk

tk.international
@tk_int
TK International
TK International



Heathgate Place Hampstead NW3

COMMERCIAL OFFICE SPACE. Set within a gated commercial development built approximately thirty years ago, and located in South End Green which is ideally placed close to Hampstead Village, Belsize Park, Camden and Kentish Town with all their excellent public transport connections, cafes and restaurants, we are pleased to offer a detached leasehold commercial office building of some 4,400 net sq ft (5194 sq ft gross). We believe the unexpired lease term is 960 years.

The building is arranged over two floors only and is presented in excellent decorative condition throughout. The building offers extremely bright and open plan office space on the ground floor, plus a large kitchen and men & women toilet facilities. The first floor provides individual office spaces plus a boardroom. In addition, four parking spaces are included within the lease, plus informal use of two visitors bays.

We have been advised by our clients that both floors are let separately to two companies which are presently bringing in an income of £170,000 per annum. Details of the tenants can be provided upon request.

£3,250,000

SOLE AGENT

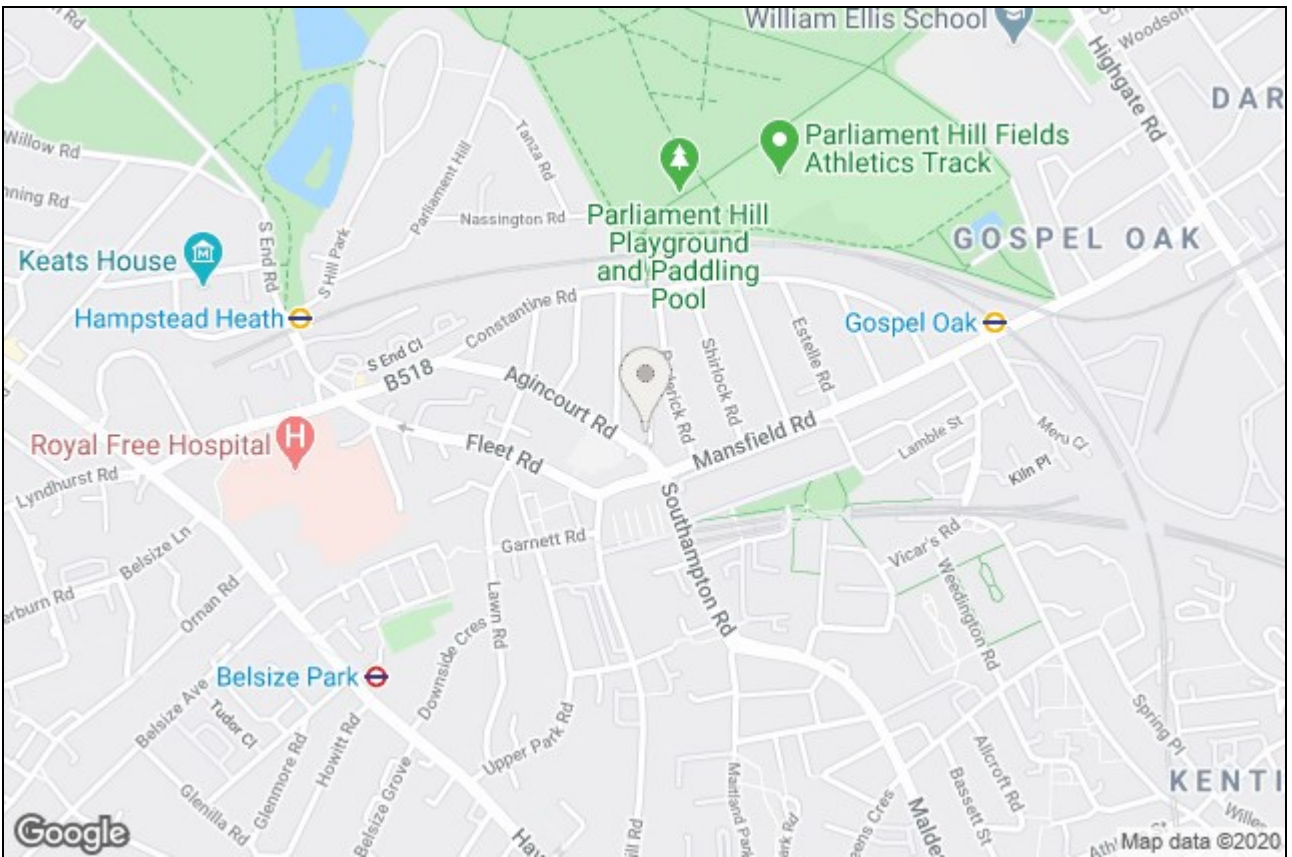
Leasehold











Heathgate Place, NW3

Gross internal area (approx.)

483 Sq m (5194 Sq ft) Including Under 1.5m and Under Eaves

409 Sq m (4399 Sq ft) Excluding Under 1.5m and Under Eaves

For identification only, Not to Scale

capital 020 8671 7722

