



SUPERB MODERN AIR CONDITIONED OFFICE FLOOR TO LET
2,738 SQ FT (254 SQ M) + 5 CAR PARKING SPACES



2-6

HAMPSTEAD
HIGH STREET
LONDON NW3



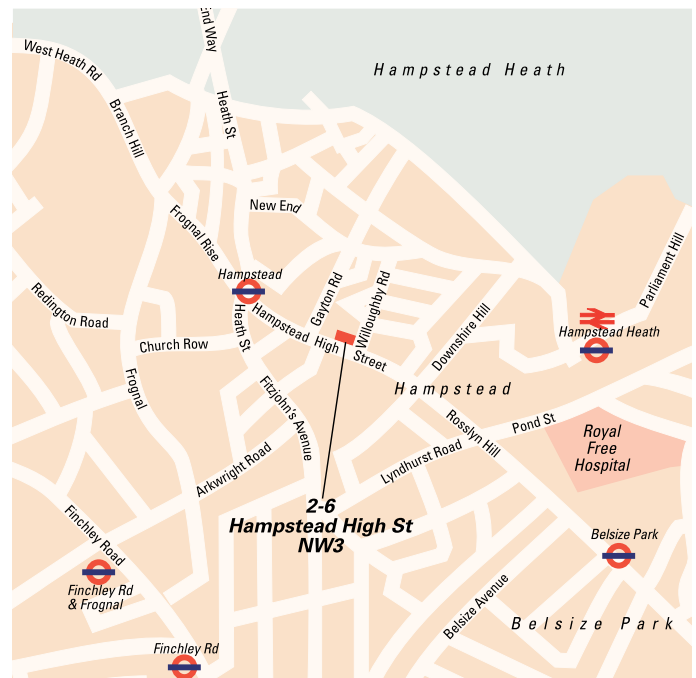
LOCATION

This unique modern office accommodation is approached from a courtyard off Hampstead High Street between "Whistles" and "Cafe Nero" close to the junction with Willoughby Road. The property is therefore in an excellent location with all the retail and restaurant facilities of Hampstead High Street on the doorstep. Hampstead Tube Station (Northern Line) is within easy walking distance.



ACCOMMODATION

The entire first floor comprises a mixture of open-plan, private offices and Boardroom affording an area of approximately 2,738 sq ft (254 sq metres).



AMENITIES

- Self-contained Ground Floor Entrance via Courtyard
- 5 Car Parking spaces
- Air Conditioning
- Carpeting
- Kitchen
- Self-contained male and female w.c.s
- Good decorative order throughout
- Excellent natural light



LEASE A flexible lease term by arrangement.

RENTAL Upon application.

LEGAL COSTS Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING Strictly by appointment via joint sole agents:



Property Misdescriptions Act 1991/Misrepresentation Act 1967
Messrs Gerver Freedman & Shaw Corporation (the agents), for themselves and for the vendors of this property whose agents they are give notice that: 1. these particulars do not form part of any offer or contract; 2. the statements contained therein are issued without responsibility on the part of their clients therefore are not to be relied upon as statements or representation of fact; 3. any intending purchaser must satisfy himself as to the correctness of each statement made herein and 4. the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give any representation or warranty whatever in relation to this property.