


OFFICE TO LET | 1,108 SQ FT

# 102 BELSIZE LANE, LONDON, NW3 5BB

## STUNNING FIRST FLOOR OFFICE IN THE HEART OF BELSIZE PARK VILLAGE FITTED AND AVAILABLE IMMEDIATELY

- Air conditioning + gas central heating
- Belsize Village, NW3 location
- Available now on flexible lease terms up to 5 years
- Good natural light
- Collection of meeting rooms / private office space
- Both Swiss Cottage Station (Jubilee Line) and Belsize Park Station (Northern Line) are within a short walk
- Kitchenette and wc
- Utilities recharged and estimated at £1,140 per annum



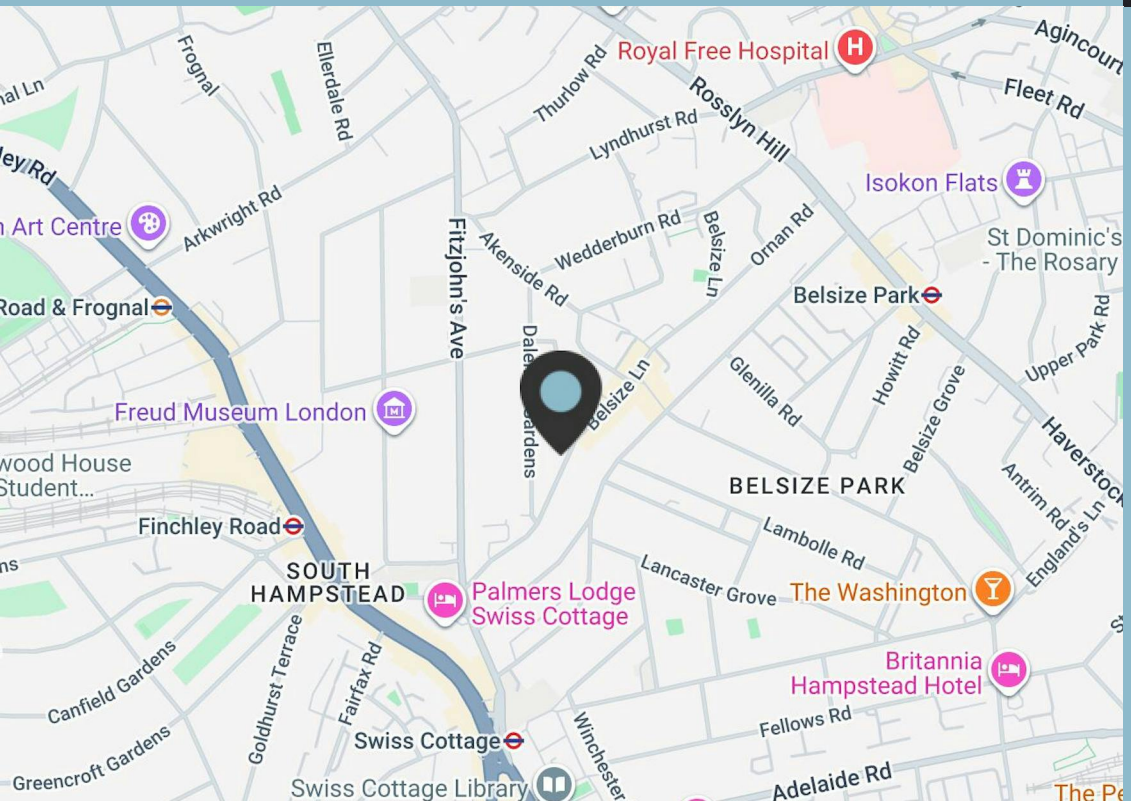
# DESCRIPTION

A modern first floor office suite located in a central location in the Heart of Belsize village.

Benefits include air conditioning, gas central heating, partitioned offices, good natural light, spot lights, kitchenette, WC's, security system, intercom.

Ideal for a range of businesses and available for immediate occupation.






# LOCATION

Located in NW3, one of London's most favored postcodes. Combining a mix of vibrant independent cafes, shops and restaurants in Belsize Village, the eclectic Hampstead Village with its fashionable boutiques, trendy eateries and picturesque pubs, and the havens of green spaces and fresh air of Hampstead Heath and Primrose Hill in close proximity.









## AVAILABILITY

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| 1st | 1,108 | 102.94 | Available |

## RENT

£45,000 per annum

## RATES & CHARGES

Service charge: £4,400 per annum
Rates payable: £17,552.33 per sq ft Estimated rates, tenants are advised to make their own enquiries.

## TERMS

A new lease direct from the landlords for a term of 3-5 years.

## EPC

C

## VIEWINGS

Strictly via arrangement with Dutch and Dutch.

## CONTACT



**Will Dyke**
0207 4439867
07476 995749
will@dutchanddutch.com



**Peter Wilson**
0207 4439862
07896678182
peter@dutchanddutch.com

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT. Generated on 24/11/2026