OFFICE TO LET | 2,163 SQ FT

UNIT 2, 9 HATTON STREET, LONDON, NW8 8PL

020 7794 7788 | DUTCHANDDUTCH.COM

REFURBISHED WAREHOUSE STYLE OFFICE SPACE IN A FORMER SPITFIRE FACTORY

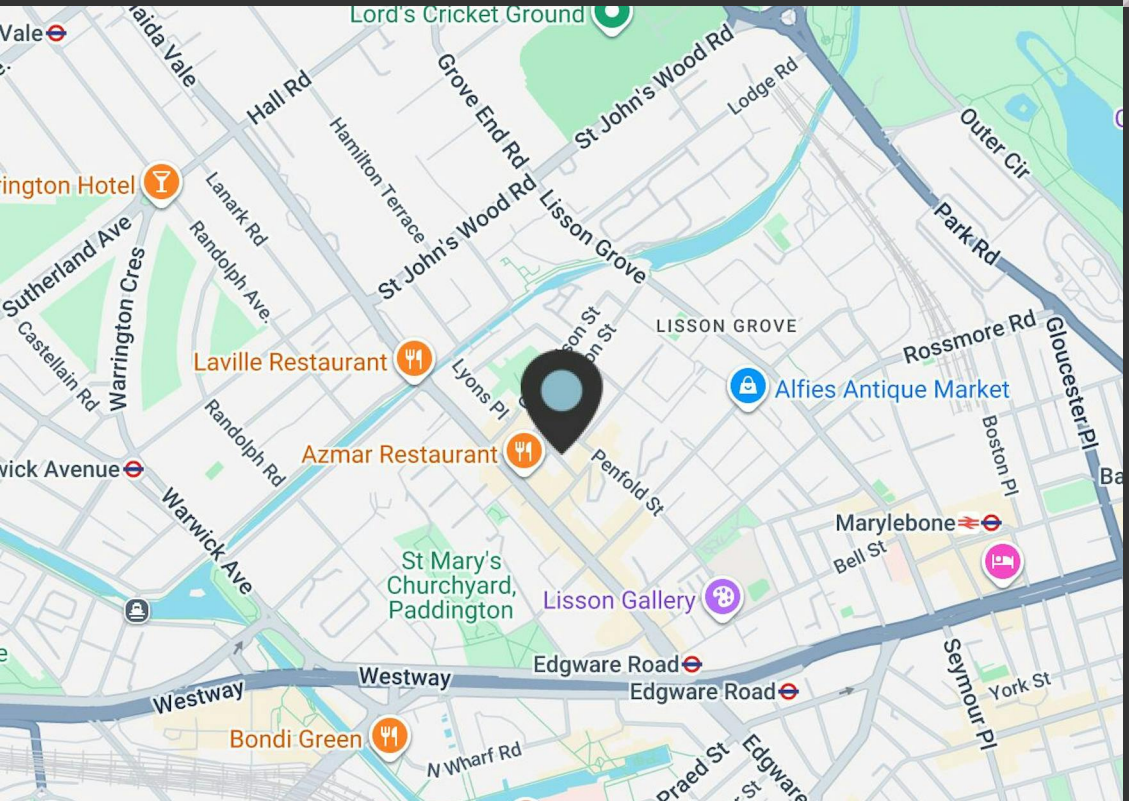
- Over 3m ceiling heights throughout - (Min 3.13 m to 3.52 m)
- Exceptional natural light from the original refurbished factory windows
- Recently refurbished with a brand new kitchen
- 11 integrated floor boxes
- The building benefits from excellent architectural features
- Passenger lift
- New LED lighting throughout
- Fibre connectivity

DESCRIPTION

Set within a historic former Spitfire factory, this impressive first-floor office space combines industrial character with modern finishes. The accommodation is arranged over the main first floor and a striking mezzanine level, with ceiling heights reaching up to 3.67m. Large windows to the front and rear flood the space with natural light, creating a bright and open working environment.

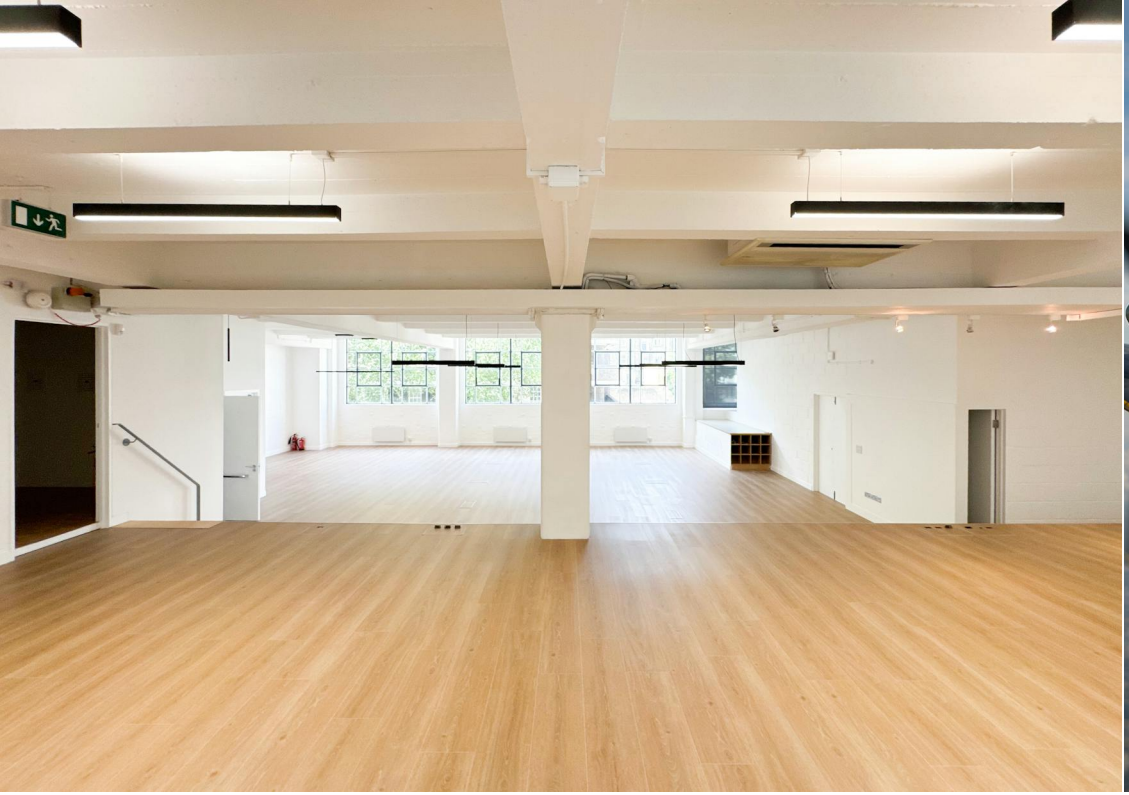
The office has been comprehensively refurbished to provide high-quality, plug-and-play accommodation. It benefits from new LED lighting, perimeter power and data trunking, luxury vinyl tile (LVT) flooring, serviced air conditioning units (not tested), a newly fitted kitchen, and private WC facilities.

The space is accessed via both a passenger lift and an internal staircase, offering a great mix of original industrial features and modern office specification. It's well suited to a range of occupiers, including creative, technology, media, design, architectural, showroom, and professional businesses looking for distinctive workspace with real character.



LOCATION

The building is situated on Hatton Street between Frampton Street and Boscobel Street close to Church Street market being less than 5 minutes walk to Edgware Road Underground Station (Bakerloo, Hammersmith & city, Circle and District Lines). Maida Vale & Little Venice are close by, including the famous Clifton Nurseries.



DUTCH
&
DUTCH
125 YEARS

AVAILABILITY

Name	sq ft	sq m	Availability
1st	2,163	200.95	Available

RENT

£78,949.50 per annum

RATES & CHARGES

Service charge: £8,112 per annum To be confirmed.
Rates payable: £38,850 per annum Tenants are advised to rely on their own enquires.

TERMS

A new Full Repairing & Insuring lease for a term by arrangement, to be granted outside of the landlord and tenant act 1954.

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

Peter Wilson
0207 4439862
07896678182
peter@dutchanddutch.com

Will Dyke
0207 4439867
07476 995749
will@dutchanddutch.com

JOINT AGENTS

Jim Clarke (Robert Irving Burns)
020 7637 0821

JOINT AGENTS

Henry Bacon (Robert Irving Burns)
0207 927 0646

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 16/10/2026