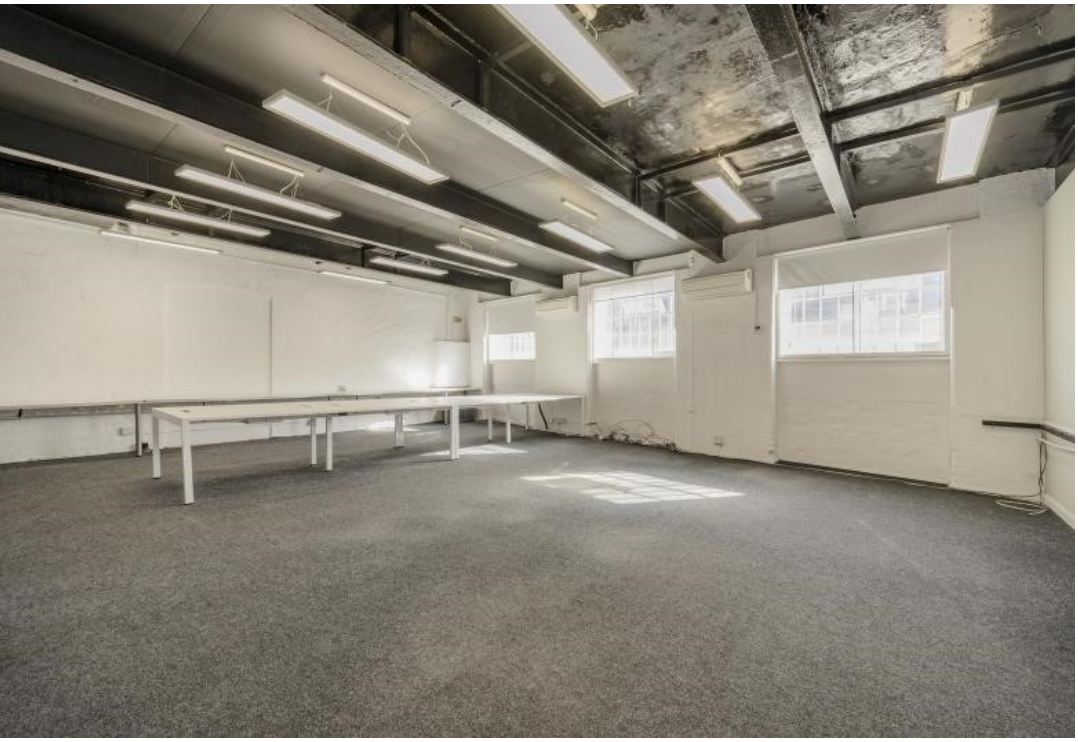






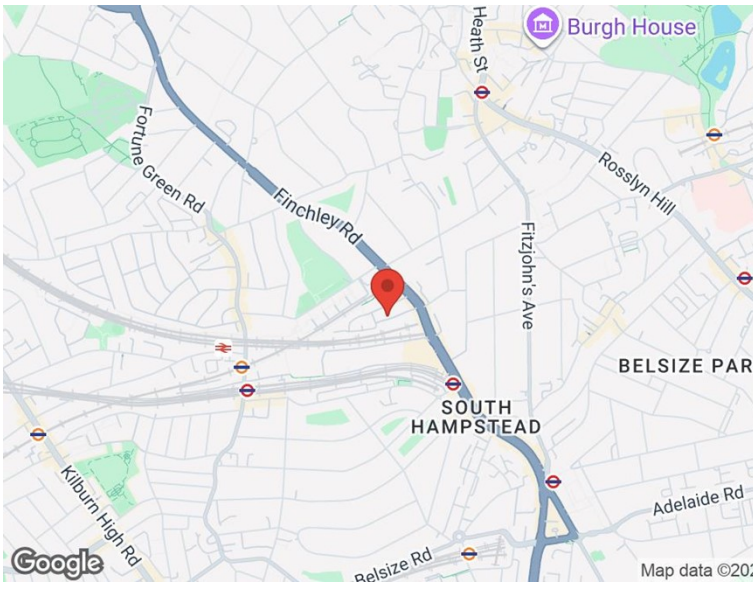
13 - 15 Rosemont Road, London, NW3 6NG

A VICTORIAN WAREHOUSE OFFICE CONVERSION OFF THE FINCHLY ROAD CLOSE TO SWISS COTTAGE

TO LET

Area: 930.00 FT² (86.40M²) Rent: £30,500 per annum, exclusive

- 24 / 7 access
- Victorian warehouse conversation
- Open plan office area
- Private office
- Pendant lighting
- Smoke & security alarms
- Gas central heating (communal)
- Communal kitchen & W/C's



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LOCATION:

The premises are situated in a parade of mixed-use buildings on the northerly side of Rosemont Road, in between the junctions with Finchley Road and Lithos Road. The immediate area comprises a mix of offices and residential street off the principal high street that is Finchley Road. Other local businesses include, The Harkalam Group, Studio NH, Motor Sport Magazine, Porchetech Limited, Osteria Ovada (Italian), Tandis (Persian), Taro (Japanese), Stag City (Xinjiang Restaurant), Pizzaria Cozaio, Chez Jolene (Lebanese), Tea +, Rosa Café, Froth Coffee, Elite Spa & Hammam, Nadirah London Beauty Clinic, Masterclass Hair & Beauty, Diamond Tailoring, Roche Bobois Home Furniture and Fisher Phillips Chartered Accountants. Public transport is accessed via Finchley Road (buses) and Finchley Road & Frognal (Mildmay and Suffragette lines).

LOCAL AUTHORITY: Camden Council

DESCRIPTION:

An office suite (approx. 930 sq ft) occupying the 1st floor of a 3 storey, former Victorian warehouse building, of London Brick construction with a pitched roof and arched Crittall windows. The premises are assessed direct from Rosemont Road via a communal staircase and landing, with a kitchen breakout area and 4 W/C's. The office suites are accessed off the landing and are arranged with an open plan office for approximately 26 work stations and a private office / meeting room.

The premises are fitted with air conditioning, LED pendent lighting, smoke and security alarms and the décor is white box and carpeted.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
1st Floor Office	930.00	86.40
TOTAL	**930.00FT²**	**86.40M²**

FLOOR PLAN:

LEASE TERMS:

To grant a new FRI Lease outside the Landlord & Tenant Act 1954 for a term to be negotiated.

RENT: £30,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £34,500 per annum
Rates Payable: £17,215.50 per annum

NB: We strongly recommend that you verify the rates with the London Borough of Camden's Business Rates Departmanet on 020 7974 6460.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEGAL COSTS: Each party to be responsible for their own legal costs.

VAT: Not elected for VAT.

EPC: Available upon request.

CONTACT:

Justin Knight MRICS
Knight Commercial London
07772 874 444
justin@knightcommerciallondon.co.uk

Knight Commercial London