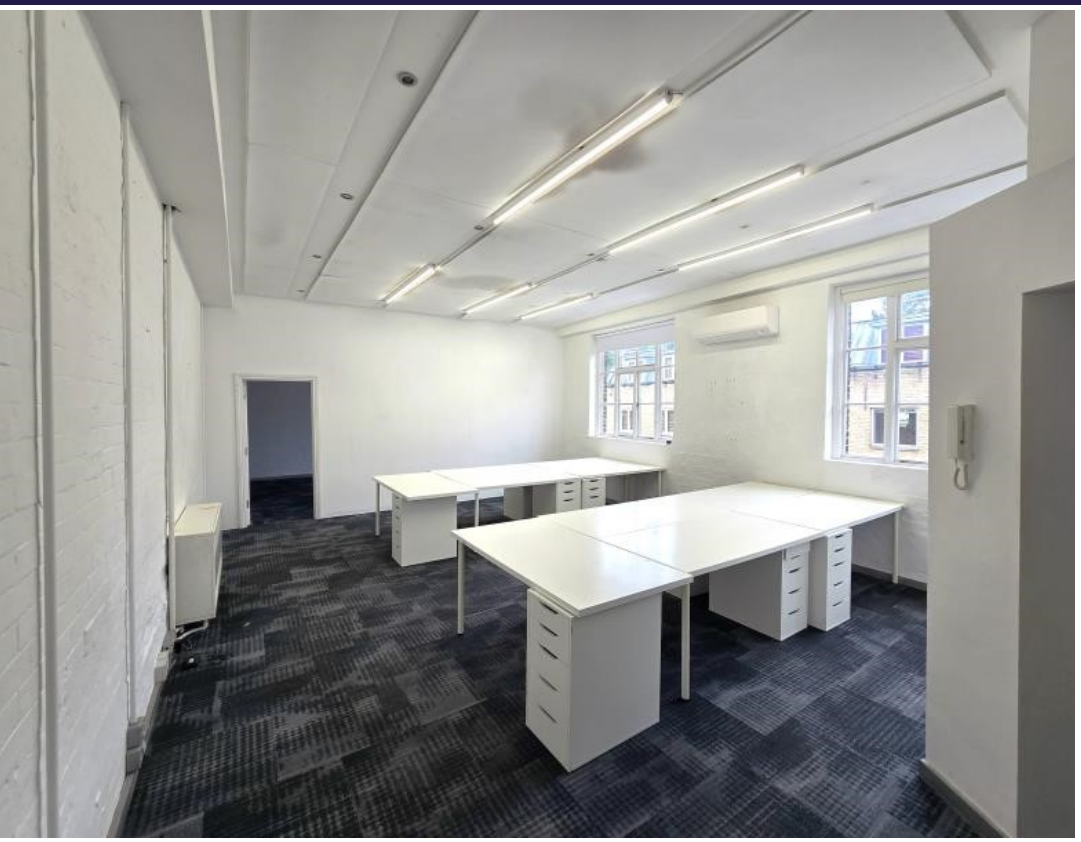






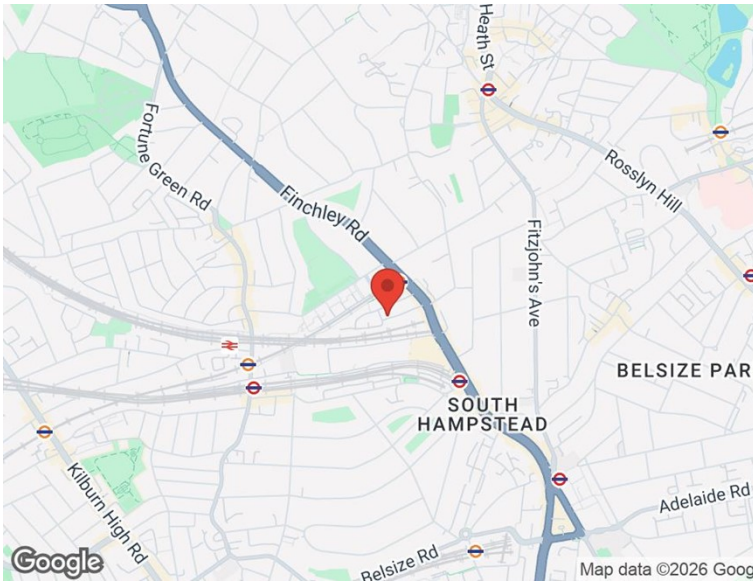
13 - 15 Rosemont Road, London, NW3 6NG

A 1ST FLOOR MEWS WAREHOUSE OFFICE NEAR SWISS COTTAGE

TO LET

Area: 746.00 FT² (69.31M²) Rent: £24,500 per annum, exclusive of VAT

- 24/7 access
- Industrial style period building
- Excellent natural light
- X2 open plan areas
- White painted brick walls
- Strip lighting
- Fire and security alarm
- Air conditioning & communal heating



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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 occupying part of 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 accessed via a communal hall and staircase, which rises to a private office suite with an entry code front door. The unit is arranged with an open plan office for approximately 10 work-stations. Beyond is a second interconnecting office area for approx. 4 workstations or a meeting room. Additionally there is a communal breakout area and kitchen with ladies and gents W/C's.

The premises are fitted with air conditioning, an intercom system, LED pendent lighting, smoke and security alarms and the décor is white box and carpeted. Heated by a conventional communal system.

FLOOR AREA:

FLOOR	AREA FT²	AREA M²
1st Floor Office	746.00	69.31
TOTAL	**746.00FT²**	**69.31M²**

FLOOR PLAN:

LEASE TERMS:

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

RENT: £24,500.00

SERVICE CHARGE: TBC

RATES: Rateable Value: £18,500 per annum
Rates Payable: £7,992 per annum

NB: We strongly recommend that you verify the rates with the London Borough of Camden's Business Rates Department on 0207 974 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.

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