

Haywood House, Blackburn Road

West Hampstead, NW6 1RZ

16,021 sq ft NIA

Offices

savills

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Highlights

- **Ground floor self-contained offices**
- **4 secure car spaces**
- **Outside area**
- **Very high ceilings**
- **Two large skylights**
- **Air conditioning**
- **Exposed services**
- **Self-contained**
- **Loading shutter door**
- **2 mins walk from West Hampstead train / tube**
- **EPC B31**



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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored in a bright yellow. It is positioned on a solid yellow square background.

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Location

Blackburn House is ideally located in the heart of West Hampstead. The building benefits significantly from excellent transport links, with West Hampstead Tube and mainline stations less than a five-minute walk away.

Despite the buildings urban setting, there is strong connectivity for drivers with the A41 and M1 (Junction 1) being under 10 minutes away. Blackburn House is also just 15 minutes from Central London via the Jubilee Line, and an hour from Heathrow Airport by car or public transport.

The building benefits from a number of established occupiers, and there is a varied range of amenities close by. High street retailers such as Sainsbury's, Waitrose, and M&S are all within close proximity.

West Hampstead has an extensive food and beverage offering from fast food to client lunches. Providers include McDonalds, Greggs and The Gourmet Burger Kitchen.

Several Parks are accessible to Blackburn House, like Marygrove Peace park and Fortune green a short walk away. Larger green spaces such as Green Park and West End Green being a short tube journey.

Description

The self-contained ground floor offices benefit from side access via a roller shutter door and a spacious main reception.

Being mainly open planned but with plenty of meeting room space and smaller offices. The open kitchen / breakout area is located at the heart of the space, underneath a large skylight.

With ceiling heights in excess of 4.5m and exposed services the offices have been refurbished to an industrial feel of fitout, lending well to any creative industries.

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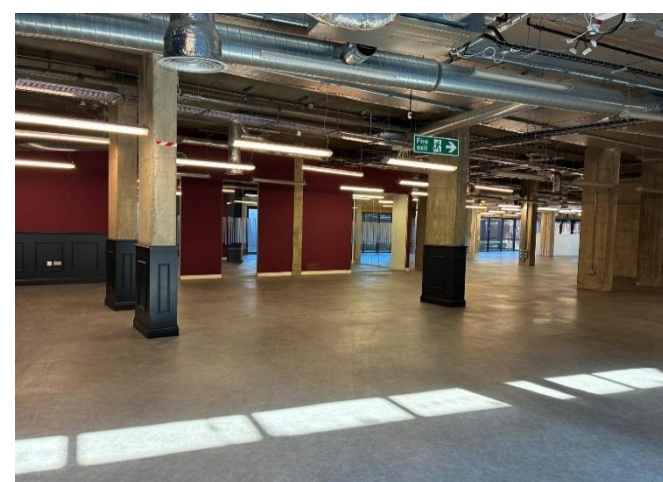
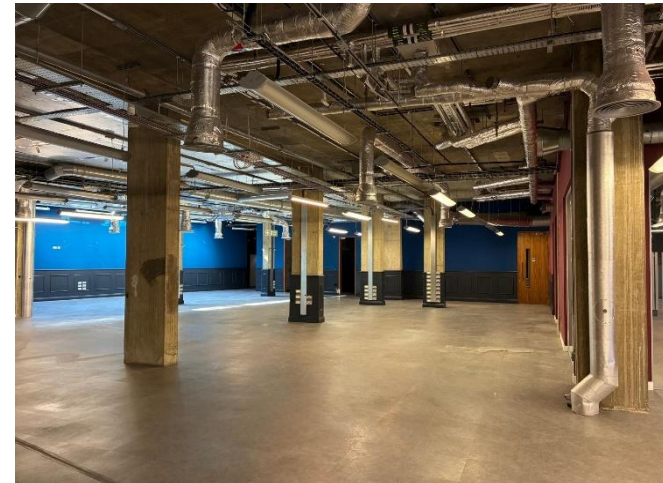
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Lease

The space is available by way of a new lease direct from the Landlord.

Rent

Upon application

Service charge

The anticipated service charge for Year Ending 2025 is £7.50 per sq ft

Business rates

Rateable Value £355,000

Rates payable '25/26: £11.95 per sq ft

VAT

VAT is applicable

Use Class

E

Viewing – by appointment



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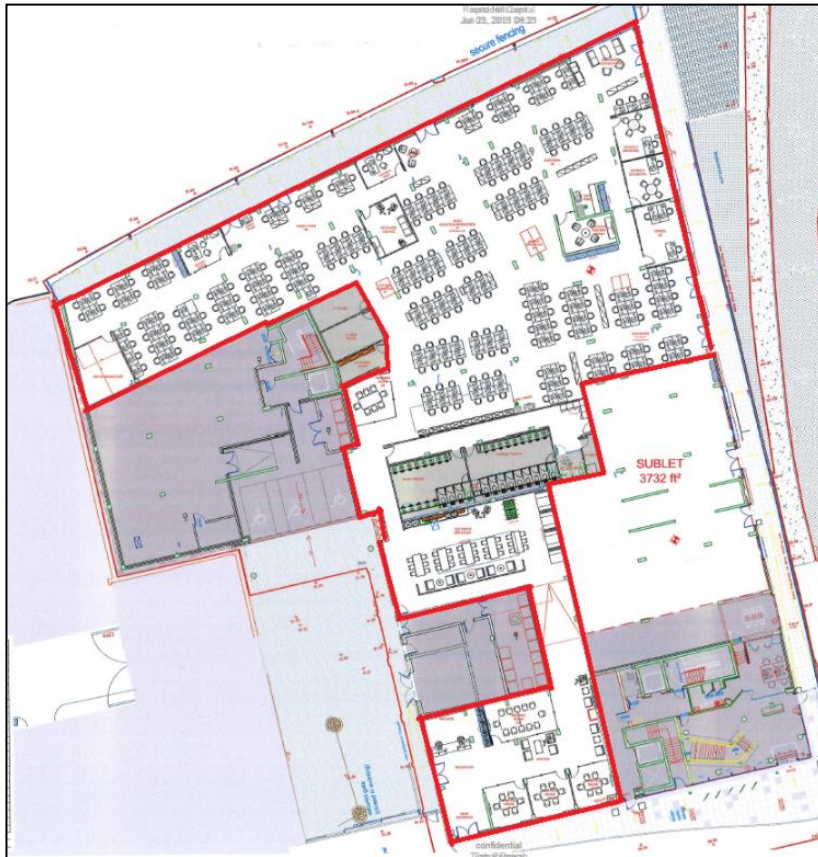
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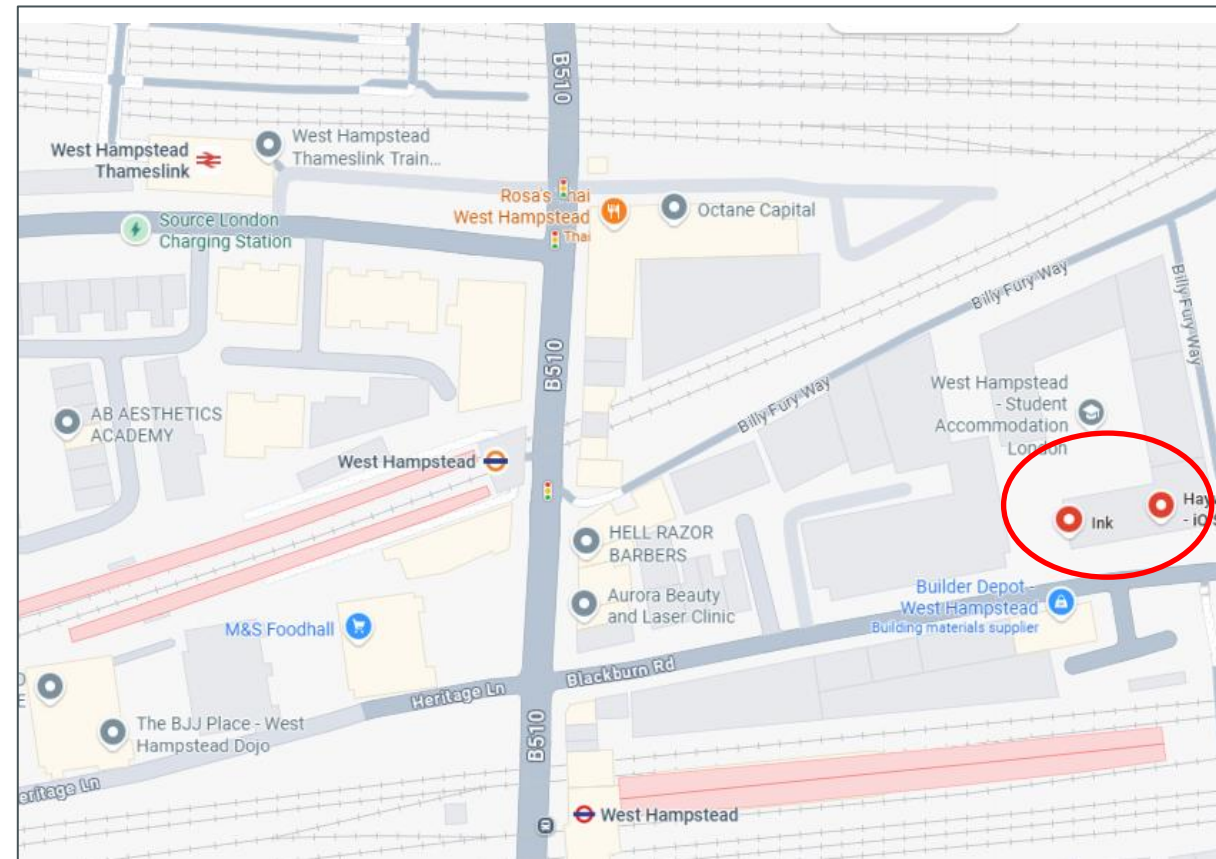
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Floorplan



Map



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