



BACK LANE · HAMPSTEAD VILLAGE **NW3**

Located in the heart of Hampstead Village, just moments from the Underground station and tucked behind the Kingswell development, 2 Back Lane offers high-quality first-floor office accommodation available for immediate occupation.

The office provides approximately 1,304 sq ft (net internal area) and benefits from a range of modern amenities, including air conditioning and shower facilities.

Two parking spaces are available by separate negotiation.

A new lease is offered at a passing rent of £65,000 per annum.

Rental Price **£65,000** per annum Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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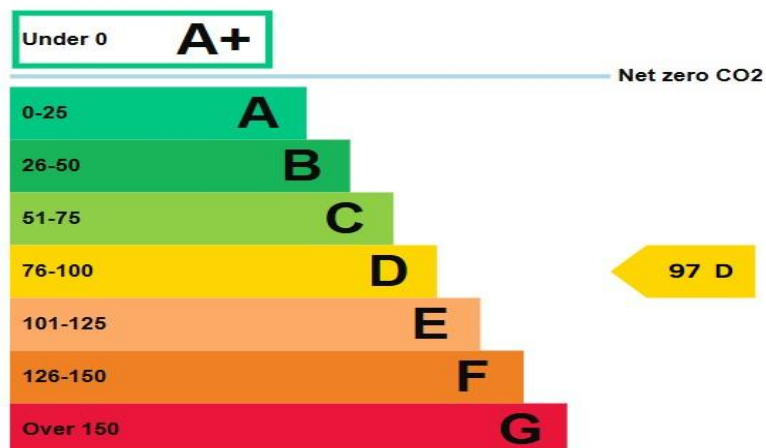
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Energy rating and score

This property's energy rating is D.

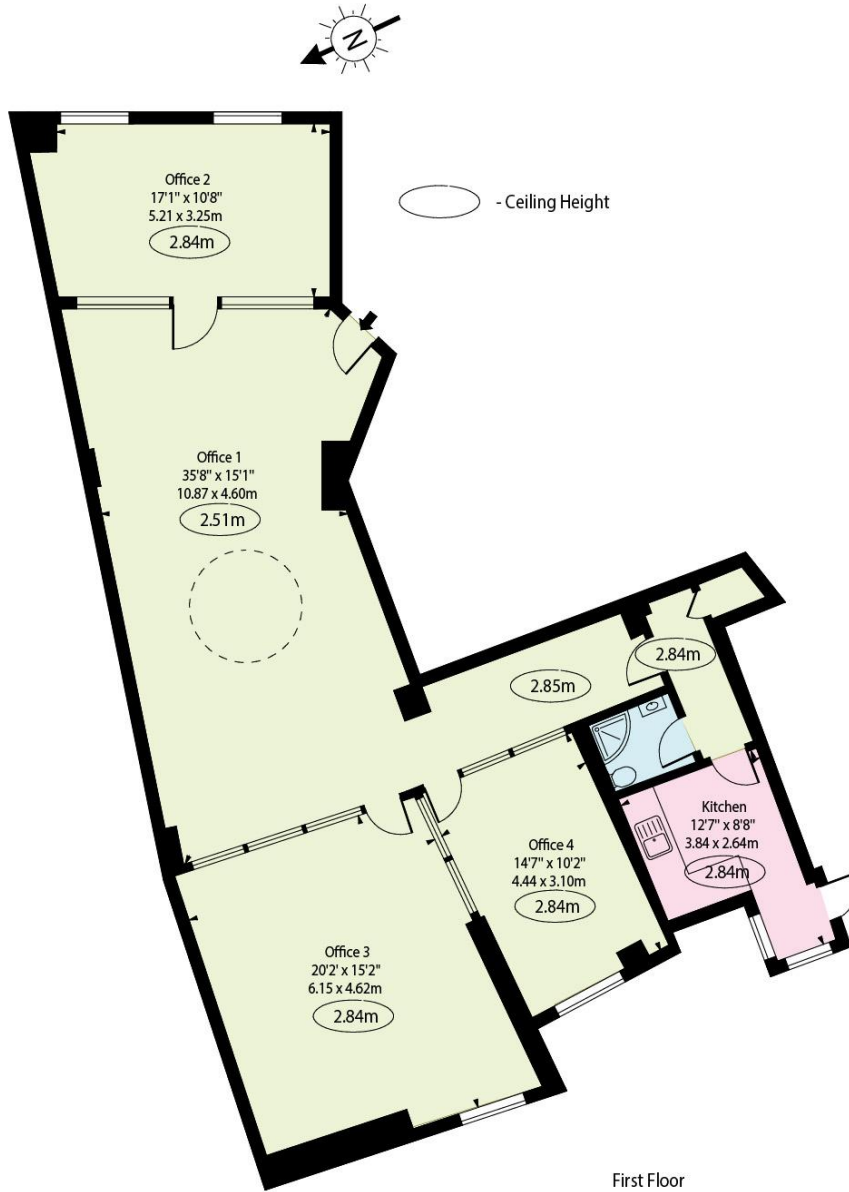


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Back Lane, NW31HL



Approx Gross Internal Area 1485 Sq Ft - 137.96 Sq M
Net Area 1304 Sq Ft - 121.14 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.53885

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

