

metru's

**HAYWOOD HOUSE,
BLACKBURN ROAD**

WEST HAMPSTEAD, NW6

**CLASS E UNIQUE SPACE AVAILABLE WITH EXCEPTIONAL
FLOOR TO CEILING HEIGHT TO LEASE**





Fire
exit







Fire exit →



SOMEWHERE TO EAT

Discover a variety of restaurants, cafés, and bakeries along West Hampstead High Street, perfect for a quick bite or a relaxed lunch meeting.

SOMEWHERE TO UNWIND

Just a short stroll away, Kilburn Grange Park offers green space to recharge, enjoy some fresh air, or take a peaceful break from your day.

SOMEWHERE WELL-CONNECTED

Located just minutes from West Hampstead Station, with easy access to the Underground, Overground, and National Rail, ideal for commuting or client visits.

SOMEWHERE WITH MORE TO OFFER

Walk over to the nearby O2 Centre for shopping, a bite to eat, or to catch the latest film, ideal for post-work plans or entertaining guests.

HAYWOOD HOUSE, BLACKBURN ROAD, WEST HAMPSTEAD NW6



DRINKS

Pavona
ONE 75
The Railway
The Black Lion

BEAUTY & WELLBEING

Aurora
H'onu Nail Studio
Baykar London
Rock Barbers

MEDICAL

West Hampstead Medical Centre
Medical Dental Spa
Insight Opticians
The Eye Cube

CULTURE

Camden Art Centre
Freud Museum
Kiln Theatre
ODEON Luxe

SHOPPING

O2 Shopping Centre

HOTELS

NOX West Hampstead
Holiday Inn Express
Quality Hotel Hampstead

COFFEE

Costa Coffee
Wenzel's
Pret A Manger
Lola's Beauty
Starbucks

FOOD

Rosa's Thai
Took Took
Bohemia House
Five Guys

HAYWOOD HOUSE, BLACKBURN ROAD, WEST HAMPSTEAD NW6



ACCOMMODATION

The property is located on the North side of Blackburn Road, in the heart of the vibrant West Hampstead. Amenities of both West End Lane and the O2 Centre are in close proximity. There are excellent transport links with both West Hampstead Underground (Jubilee line) and Overground station less than a 2 minute walk away

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.

LEASE TERMS

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

TIMING

Immediately available

EPC

EPC available upon request

CONNECTIVITY

West Hampstead – 0.1mi
Finchley Road – 0.4mi
Brondesbury – 0.6mi
Kilburn – 0.7mi
Swiss Cottage – 0.8mi
Hampstead – 1.0mi
West Hampstead – 0.1mi
West Hampstead Thameslink – 0.3mi

FEATURES

- Self-contained
- Excellent floor to ceiling heights in excess of 4.5m
- Fully fitted
- Excellent transport links
- Open plan workspace
- Furniture possibly available by separate arrangement

HAYWOOD HOUSE, BLACKBURN ROAD, WEST HAMPSTEAD NW6



ACCOMMODATION SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Rent	Estimated Rates (PSF)	Estimated Service Charge (PA)
Ground	16,021	1,488	34.50	11.95	7.50

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority

HAYWOOD HOUSE, BLACKBURN ROAD, WEST HAMPSTEAD NW6



CONTACT

www.metrus.co.uk

020 7079 3976

agencygroup@metrus.co.uk

Colin Becker

020 7079 3994

cb@metrus.co.uk

Oliver Becker

020 7079 3974

ob@metrus.co.uk

David Burlinson

07557 154 285

db@metrus.co.uk

Holly Purvis

07977 371 475

holly.purvis@savills.com

Disclaimer: Metrus Limited for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are unless otherwise stated indicative only. Any intending purchasers or tenants should not rely on them as statements or representations of fact or as warranties but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Metrus Limited has any authority to make or give representation or warranty in relation to this property. All prices and rents are quotes exclusive of VAT unless otherwise stated.