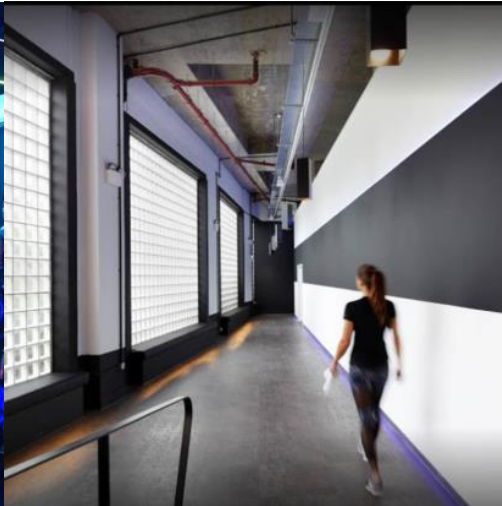


HAMPSTEAD GYM/STUDIO/WAREHOUSE TO LET

5.2M CEILING HEIGHT -7,854 SQFT



LARGE OPEN PLAN UNIT AVAILABLE

37 FORTUNE GREEN ROAD, NW6

The property is located in the heart of WEST HAMPSTEAD, on Fortune Green Road. A vibrant and sought-after neighborhood in North West London. The area is known for village feel and charming residential streets. Fortune Green Road itself is a key thoroughfare in the area, providing easy access to local shops, cafes, and restaurants.

The property is conveniently located near Fortune Green Park. Public transport links are excellent, with West Hampstead station (serving the Jubilee line, London Overground, and Thameslink) a short walk away, providing quick access to central London and beyond.

The surrounding area is known for its strong community vibe, good schools and retail provision, making it a popular choice for families and young professionals alike.

DESCRIPTION

The subject property is located on Fortune Green Road arranged over ground floor.

LEASE

The property is available on a new FRI lease

ACCOMMODATION

Ground: 7,854 sq ft (729 sq m)

RATES

Rateable Value: tbc
Rates payable: tbc

FURTHER INFORMATION

Oliver Muers-Raby
olliemr@ormeproperty.co.uk
07889535844

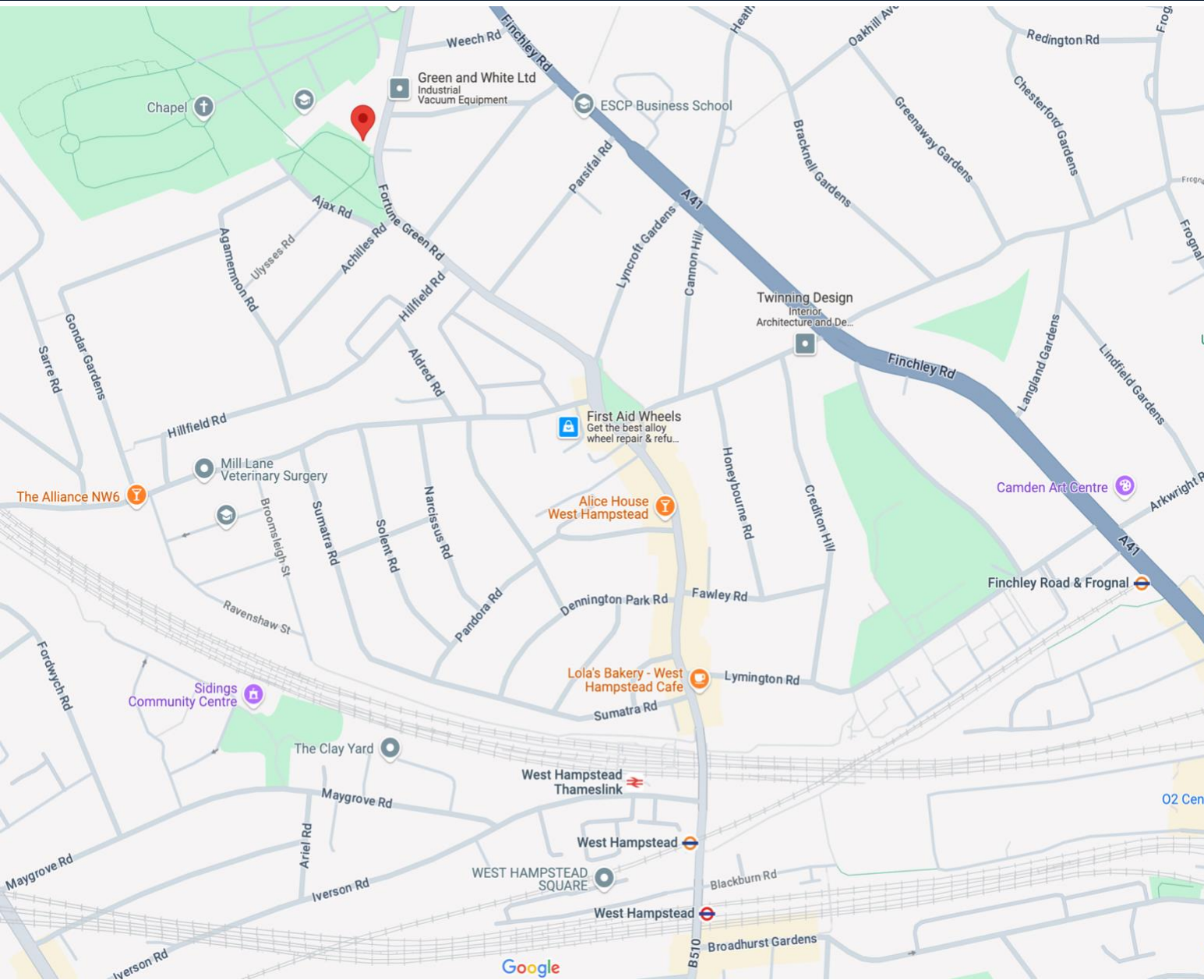
All interested parties should make their own enquires with the local council.

RENT

£190,000 per annum

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available to interested parties.



Misrepresentations Act 1967 and Property Misdescriptions Act 1991 - Orme Retail, their clients and any joint agents, give notice that: (i) These particulars do not form any part of any offer or contract and must not be relied upon as statements of representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free from contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required