

Lyttelton House, 2 Lyttelton Road, London, N2 0EF

OFFICE TO LET – GROUND FLOOR SUITE 3C
1,210 Sq Ft (112 Sq M)



LOCATION

Lyttelton House occupies a prominent position at the corner of the A1 and Kingsley Way in the heart of Hampstead Garden Suburb. The A1 and A406 (North Circular Road) and the M1 Motorway are all within close proximity. Both the City and West End are within easy reach by road. East Finchley and Golders Green tube stations (Northern Line) are a short bus ride away.

DESCRIPTION

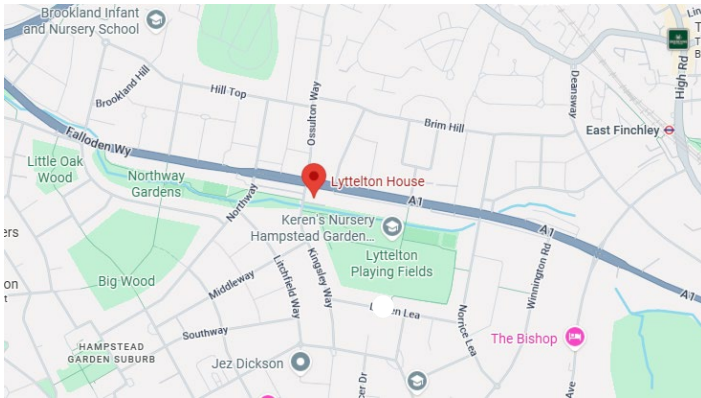
Lyttelton House comprises of a high quality office and residential development of which an office suite on ground floor is available to let.

Suite 3C will be refurbished to provide an open plan area, 4 offices / meeting rooms and storage areas. The specification will include:

- LED lighting
- Suspended Ceiling
- Air Conditioning
- Entry Phone
- 2 dedicated parking spaces
- Natural light on two sides
- Commissionaire
- Shared kitchen and WC facilities

TOTAL **1,210 Sq Ft** **112 Sq M**

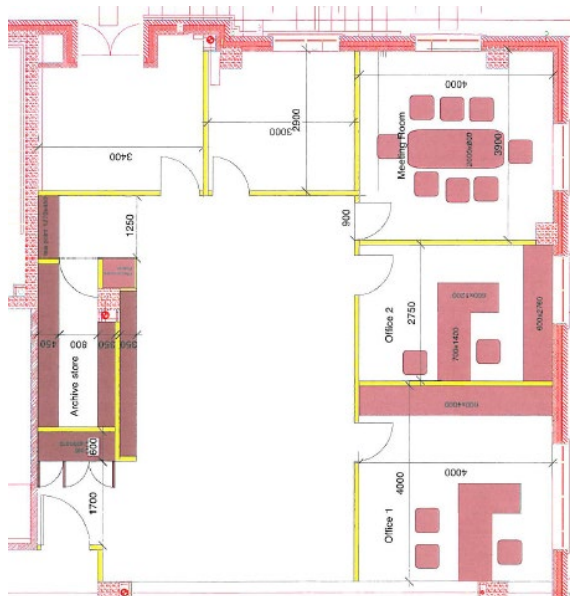
LOCATION



BUILDING ENTRANCE



PLAN



LEASE

A new lease is being offered direct by the Landlord on terms to be agreed

RENT

£40,000 pax (£33.00 per sq ft)

BUSINESS RATES

Interested parties are advised to make their own further enquiries

SERVICE CHARGE

£11,500 pa (£9.50 psf)

VAT

Payable on all outgoings

TIMING

Immediate

EPC RATING

D

POSSESSION

On completion of legal formalities

LEGAL

Each party to bear their own legal costs

ALL ENQUIRIES

PLEASE CONTACT SOLE AGENT - KOOPMANS

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July 2025