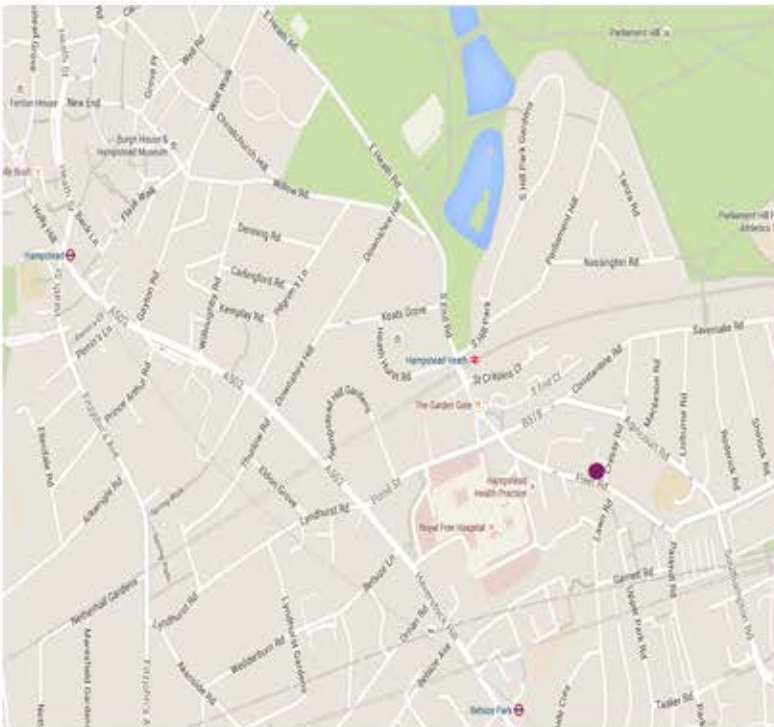


# Belsize Offices

1 Ella Mews, Cressy Road, London, NW3 2NH

MODERN OFFICE BUILDING, 3,500 SQ FT WITH PARKING TO LET/MAY SELL

CGI of 1st floor



## Amenities

- 6 parking spaces in gated environment
- Air conditioning
- Central heating
- Bright open-plan floors
- Raised floors
- Carpeted
- Self-contained, low rise building
- Refurbishment Options Available

April 2017

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Commercial Estate Agents  
0207 267 6772

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# Belsize Offices

1 Ella Mews, Cressy Road, London, NW3 2NH

MODERN OFFICE BUILDING, 3,500 SQ FT WITH PARKING TO LET/MAY SELL



Ground floor in existing condition



## Location:

Ella Mews is located on Cressy Road close to the junction with Fleet Road within an area of the Borough known as Mansfield. Belsize Park Station (Northern Line) /Haverstock Hill are an 8 minute walk and Hampstead Heath Mainline Station and the shops at South End Green are a similar distance.

## Accommodation:

1 Ella Mews is a very attractive self-contained corner office building arranged over ground, first and second floors, providing modern open plan space benefiting from high ceilings, raised floors and air conditioning. Large feature windows flood the property with light. The common parts contrast with exposed brick and glazed ceramic tiles. Basement storage is included in the area.

There are 6 parking spaces available within the gated mews, on a separate licence.

**Lease:** A new lease is available for a term by arrangement.

**Rent:** Upon Application.

**Rates:** The rateable value is £66,000.

**EPC:** An EPC will have to be commissioned.

Accommodation	Metric	Imperial
Ground Floor	111 sq m	1500 sq ft
First Floor	93 sq m	1000 sq ft
Second floor	93 sq m	1000 sq ft
Total	297 sq m	3500 sq ft

**Legal Costs:** Each party will be responsible for their own Legal Costs, however in the event of the tenant withdrawing, they will be responsible for the Landlord's legal fees.

**Deposit:** A rent deposit will be required.

**Occupation:** Upon completion.

By appointment strictly through Sole Agents Bruce.

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Subject to contract

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