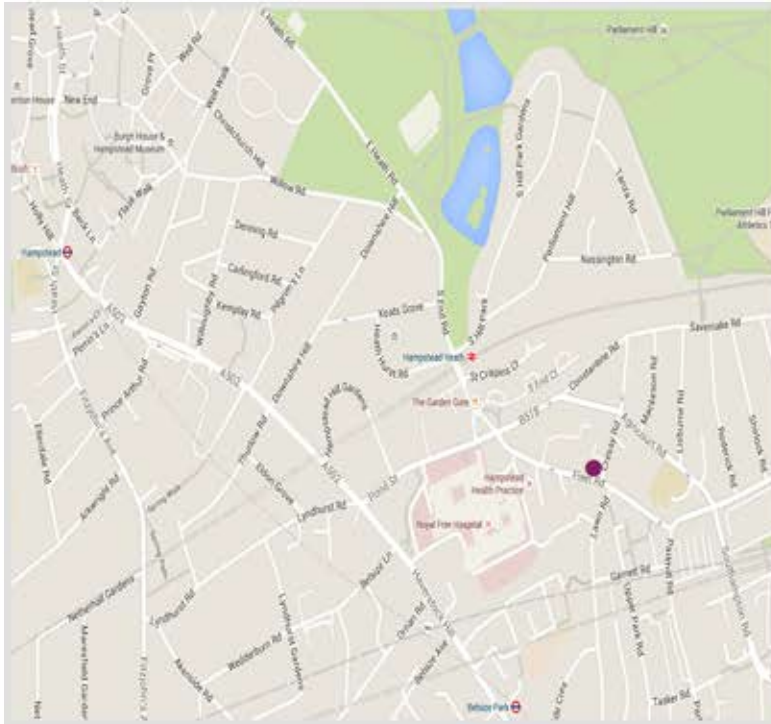


Belsize Park Offices

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

MODERN OFFICE BUILDING, 3,200 SQ FT WITH SUBSTANTIAL PARKING



Amenities

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

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Bruce.
Commercial Estate Agents
0207 267 6772

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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 are a similar distance. The area still has a "Village Feel" with lots of independent shops. The Royal Free Hospital is just a few hundred yards away at the junction of Pond Street & Fleet Road.

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 benefitting 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.

There are 7 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	1200 sq ft
First Floor	93 sq m	1000 sq ft
Second floor	93 sq m	1000 sq ft
Total	297 sq m	3200 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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