

# Belsize Park Offices

23 Kingsford Street, London, NW5 4JT

Modern glass clad office suite - 600 sq ft - Close to Royal Free



## Amenities

- Self contained
- Open plan
- Excellent natural light throughout
- Gated entrance with 24 hour access
- Recessed T5 lighting with Cat 2 reflectors
- Metal tiled raised flooring
- Air conditioned
- Security entry system
- Kitchen

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**Bruce.**  
Commercial Estate Agents  
0207 267 6772

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## Location:

Kingsford Street is located just south of Fleet Road, off Southampton Road. Belsize Park Station is about 10 minutes walk and Hampstead Heath and Gospel Oak Mainline Stations are equidistant. Fleet Road / South End Green and Queens Crescent offer a mix of shops, cafes and restaurants.

## Accommodation:

The first floor in this modern building is available, which benefits from full height glazing on the main elevations. The unit is self contained and benefits from air conditioning, raised access floors, fantastic natural light, lift and kitchen. The building is approached through a gated courtyard which leads to the main entrance of the building.

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

**Rent:** £22,500

**Rates:** The rateable value for the first floor is 13,500. Interested parties are advised to verify this information themselves.

## Legal Costs:

Each party is to bear their own legal costs, however, in the event that the incoming tenant withdraws from the negotiations, they will be responsible for the Landlord's abortive legal fees.

Accommodation	Metric	Imperial
First floor	56	600
Total	56	600

**EPC:** An EPC is available upon request.

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

**Occupation:** September 2016

**Viewing:** By appointment strictly through Sole Agents Bruce.

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Subject to contract

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