

LEXINGTONS



FOR
SALE

Rosemont Road, London, NW3
£75,000 Per Annum





15 Rosemont Road London, NW3 6NG

- Approx. 2,659 sq ft (247 sq m) of commercial accommodation - Ground floor unit
- Glazed partitioned meeting rooms and private offices
- With air conditioning and security shutters
- Predominantly open-plan workspace with flexible layout
- Well-connected NW3 location close to local amenities and transport links
- Offered with No Premium of a new lease

A bright and well-presented commercial unit offering flexible, contemporary workspace in the heart of NW6.

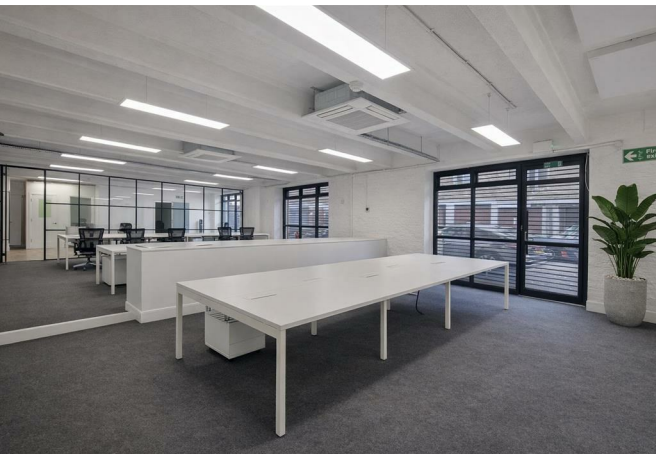
The accommodation is arranged predominantly over the ground floor and provides a generous open-plan working environment with excellent ceiling height and good natural light from the large front-facing windows. The space is currently configured to provide several large desk areas together with glazed partitioned meeting rooms, creating a practical balance between collaborative workspace and private offices. The interior has a clean, modern finish with neutral décor, exposed structural elements and suspended LED lighting, giving the unit a professional yet relaxed working atmosphere suitable for a variety of occupiers. The flexible layout allows the space to be adapted easily for different business needs, whether for creative studios, design practices, technology companies or professional services.

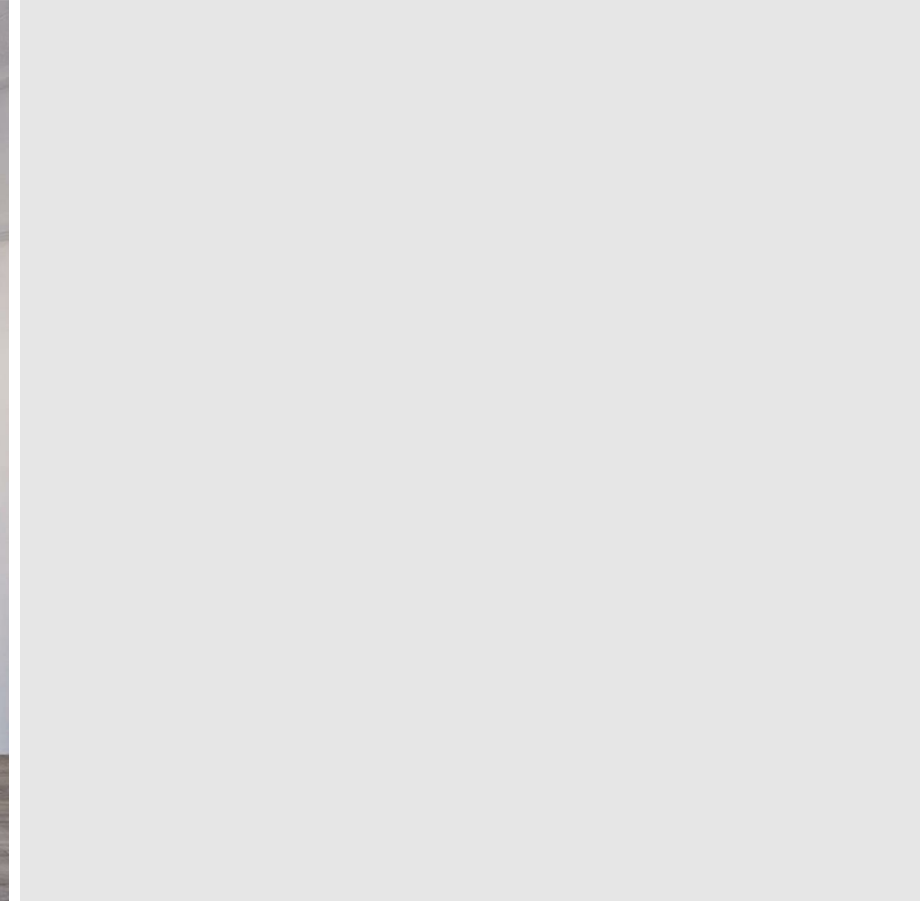
To the rear of the unit there is a fitted kitchenette together with additional ancillary rooms that can be used as storage, breakout areas or smaller offices. Rosamond Road is a quiet yet well-connected location within NW6, close to a range of local cafés, shops and amenities, with excellent transport links nearby providing easy access across London.

Misrepresentation Act 1967

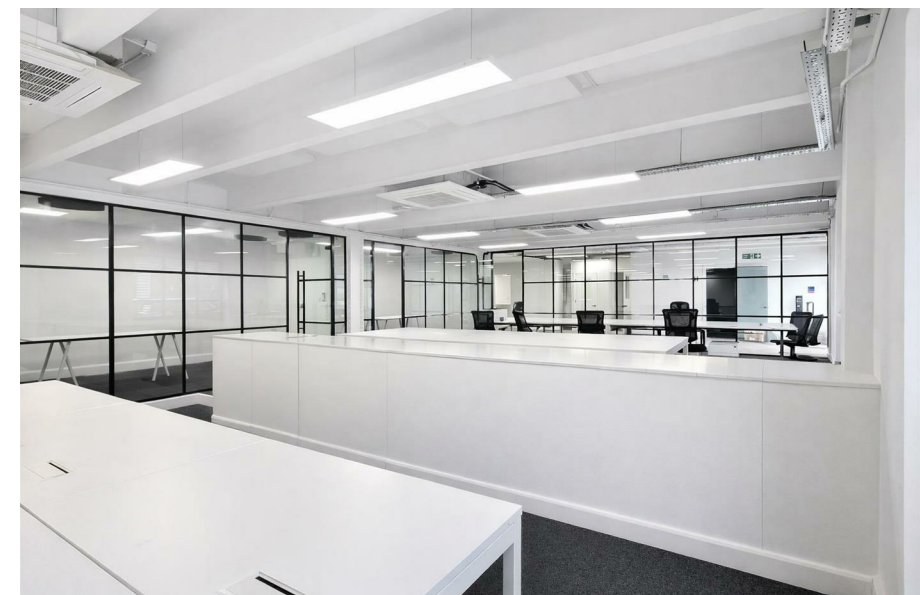
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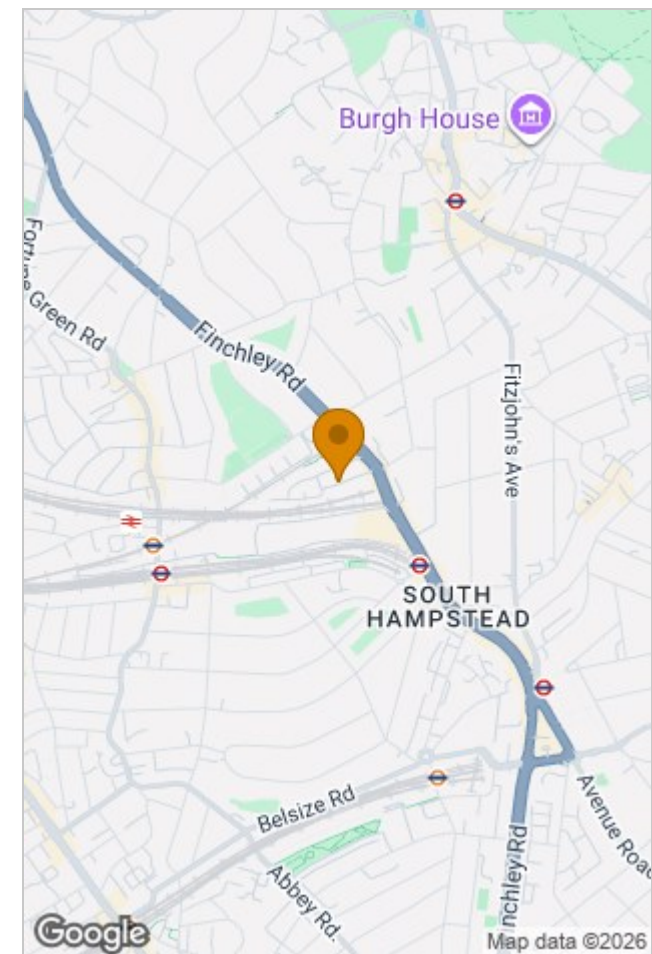
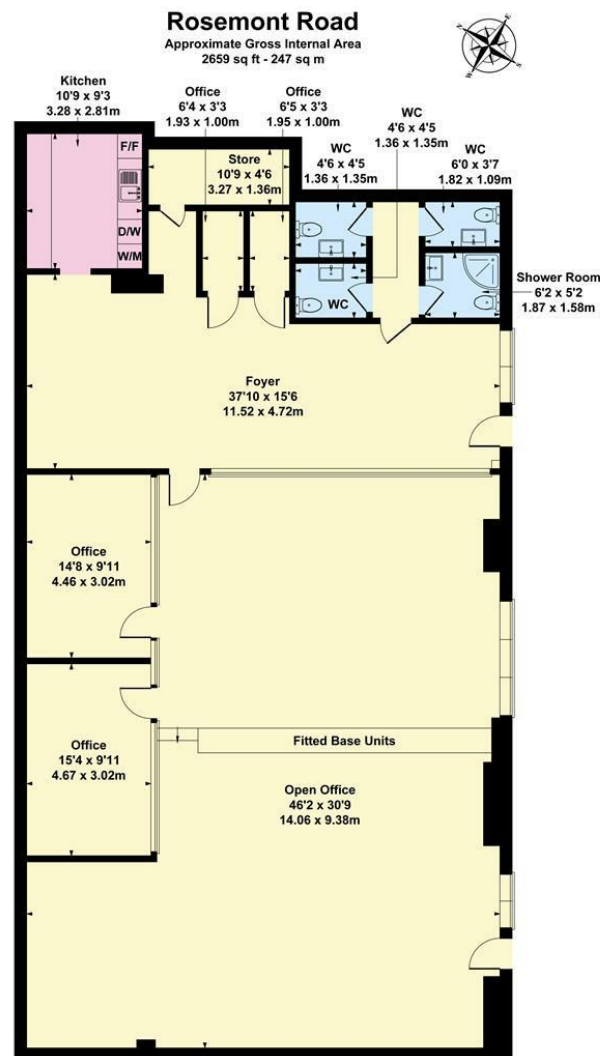




Directions







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC 			