

PRELIMINARY ANNOUNCEMENT

ENTIRE OFFICE BUILDING TO RENT

106 HAMPSTEAD ROAD, LONDON NW1

2,105 SQ FT (195.54 SQ M) APPROX

LOCATION

This prominent building is situated on the east side of Hampstead Road, close to the junction with Starcross Street and within a few minutes' walk of Warren Street and Euston Square underground stations and Euston mainline and underground station.

DESCRIPTION

The available office building comprises the following approximate floor areas:-

2 nd floor	435 sq ft	(40.40 sq m)
1 st floor	380 sq ft	(35.30 sq m)
Ground floor	645 sq ft	(54.92 sq m)
Lower ground floor	645 sq ft	(54.92sq m)
Total	2,105 sq ft	(195.54 sq m) approx

RENT

£45,000 per annum exclusive (Only £21.00 per sq ft approx).

LEASE

A new lease is to be granted for a term to be agreed.

VIEWING

By appointment through landlord's sole agents:

Hargreaves Newberry Gyngell
Richard Spencer
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