

## UNIT 1 LINDALE

## HAMPSTEAD ROAD LONDON NW1

### LOCATION

The premises form part of the modern Lindale development on the corner of Hampstead Street and Varndell Street. The premises is located opposite the Euston HS2 development.

Operators in the local area include Amajla's Coffee and Mestizo market and restaurant.

### ACCOMMODATION

The premises are laid out over ground floor only and is presented in shell and core condition. The premises benefit from good floor to ceiling height. The approximate areas are as follows:

Ground Floor     976 sq/ft

### RENT

Information on request.

### LEASE

A new lease is to be made available for a term to be agreed.

### USE

We understand the property falls within Class E of the use classes order. A variety of uses will be considered.



### RATES

The rates are to be reassessed following the development being completed.

Interested parties are advised to make their own enquiries with the Local Authority.

### LEGAL COSTS

The incoming tenant will pay the landlord's reasonable legal fees in connection with the transaction.

### EPC

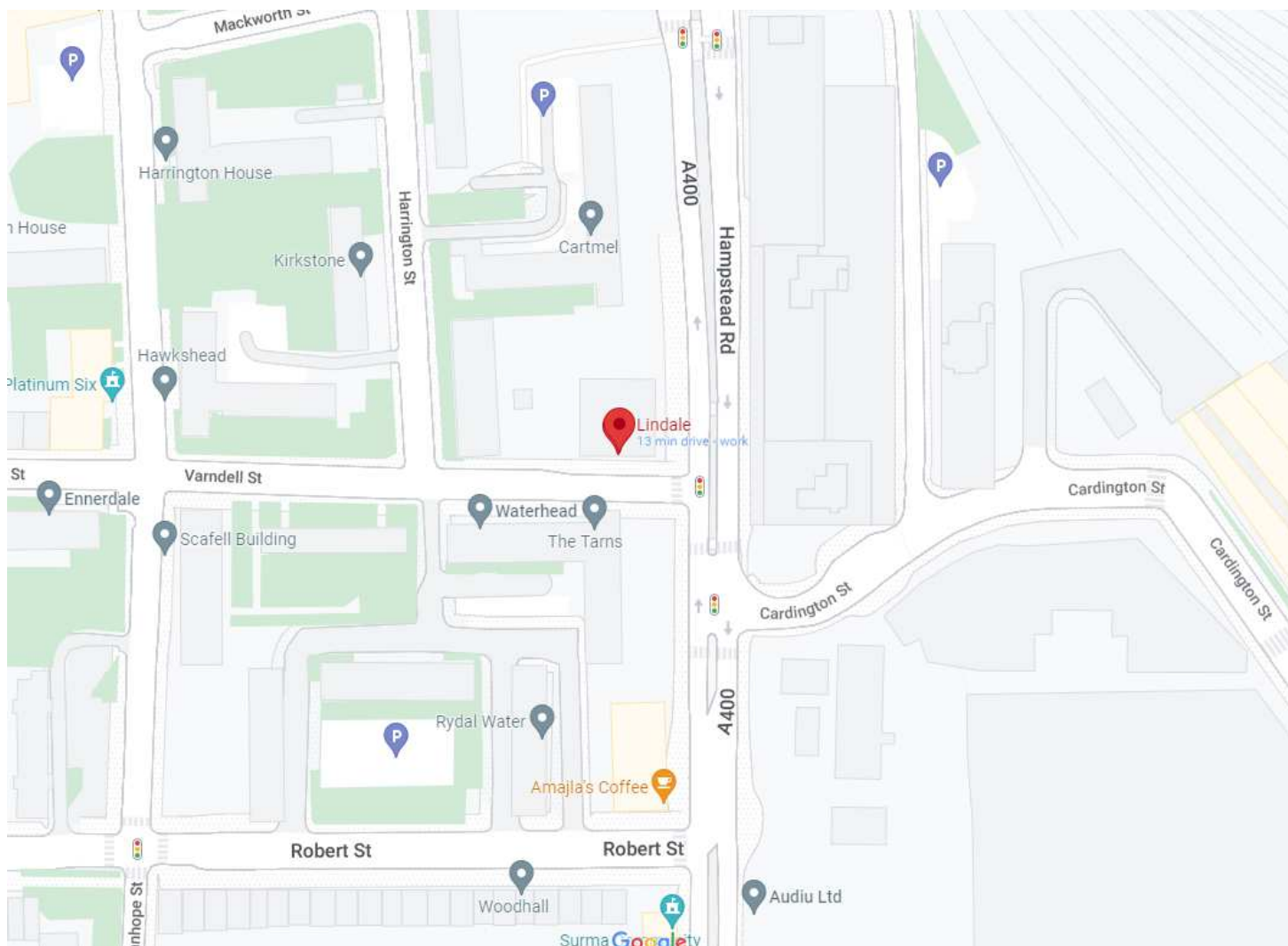
Available on request.

### VIEWING

Viewings to be arranged strictly through sole agents:

Blanchflower Lloyd Baxter  
Oliver Fowler  
Tel: 07900 217624  
E: [ofowler@blb.uk.com](mailto:ofowler@blb.uk.com)

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