



Ref: 1251



**D2 Unit  
Fortune Green Road  
West Hampstead  
London  
NW6 1DR**



**Self- contained, ground floor D2 unit in the heart of West Hampstead**

**Iconic development by Piers Gough of CZWG Architects**

**Last remaining commercial unit within the development**

**To be let on a new FR&I lease for a term to be agreed**

**Rent £25 per sq ft per annum exclusive**

**Subject to contract**

## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

## Location

This new mixed use development is situated in a high visibility location on Fortune Green Road close to its junction with Finchley Road to the north and West End Lane to the south. It is also conveniently located for easy access to Brent Cross, the North Circular Road, the M1 as well as to Hampstead Village and West Hampstead.

West Hampstead Stations, First Capital Connect, Over-ground and underground (Jubilee Line) are also within easy reach

## The Property

New mixed use development by CZWG Architects comprising commercial units with residential apartments over.

Only one commercial unit now remains available – Unit D2. Located at the south end of the development immediately adjacent to the park. A feature of the property is an extensive glass brick wall allowing natural light into the unit.

Access direct from Fortune Green Road.

Gross internal floor area approx. 7,646 sq ft (710.3 m<sup>2</sup>)

Ceiling height approx. 5.5 m (17' 9")

NOTE: please see important notice regarding dimensions

Rear fire door opening to the internal roadway leading to the car park.

To be left in shell and core condition with capped services.

## Rates

TBA

## Service Charge

TBA

## Services

Capped services are available

Note: Services not tested

## Planning

We are advised that the property enjoys D2 use.

Potential occupiers are advised to seek clarification regarding planning matters from the London Borough of Camden, Tel: 020 7278 4444

## EPC

In hand

## VAT

The property is elected for VAT purposes

## Possession

Full vacant possession upon completion

## Terms

New FR&I lease, terms to be agreed.

Rent £25 per square foot, per annum exclusive

Subject to contract

## Costs

Each party to be responsible for their own legal and professional costs

## Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Company of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants' references are not acceptable to the landlord. This deposit is held in our clients account until completion.

## References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

## Inspections strictly by appointment only:

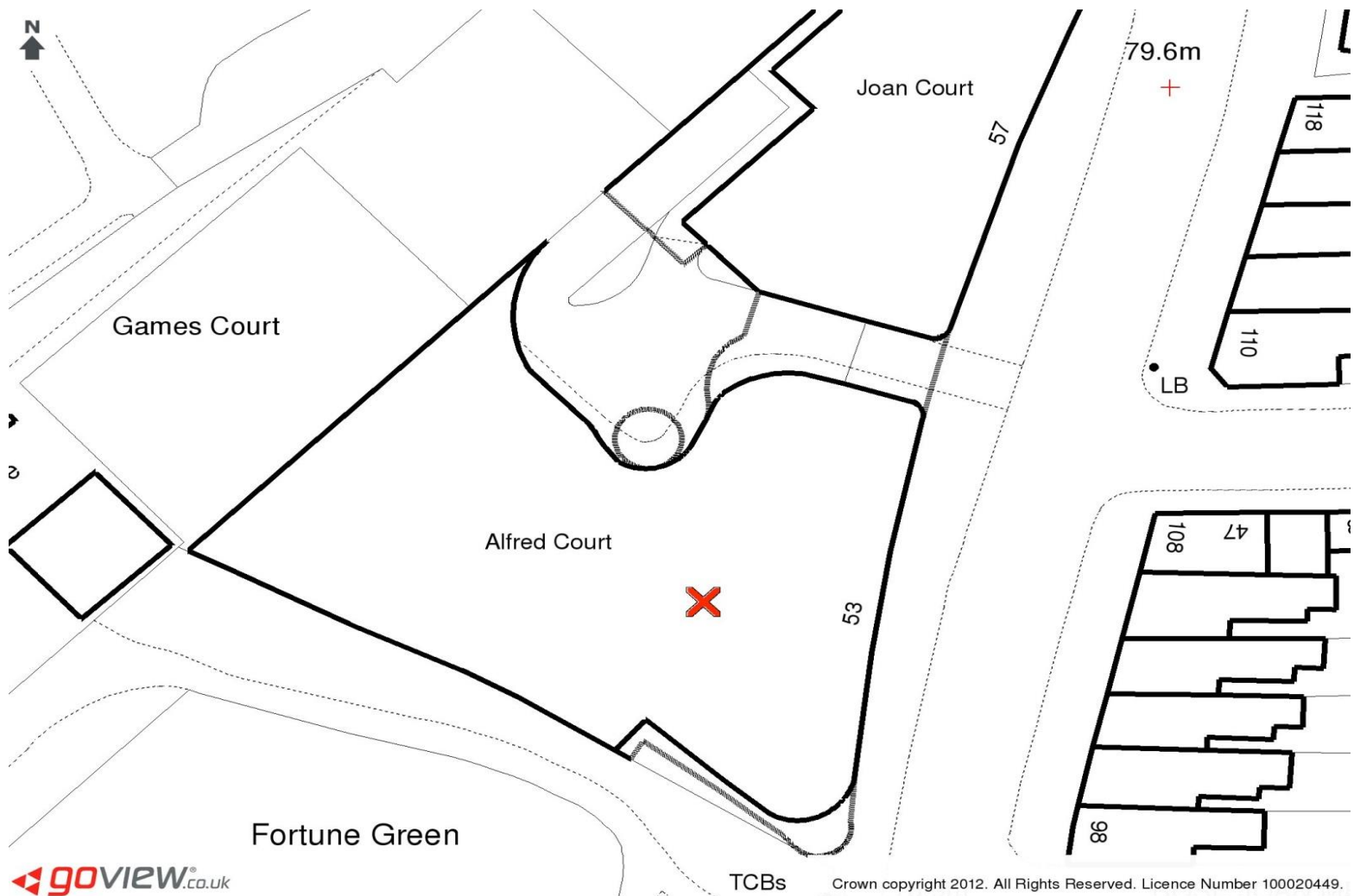
**Please contact**

**Ben Wallis BA(Hons) or Bernard Gordon FRICS**

**020 8099 3119**

**Sales@bernardgordon.co.uk**

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



SITE PLAN NOT TO SCALE

