



Beauty Rooms

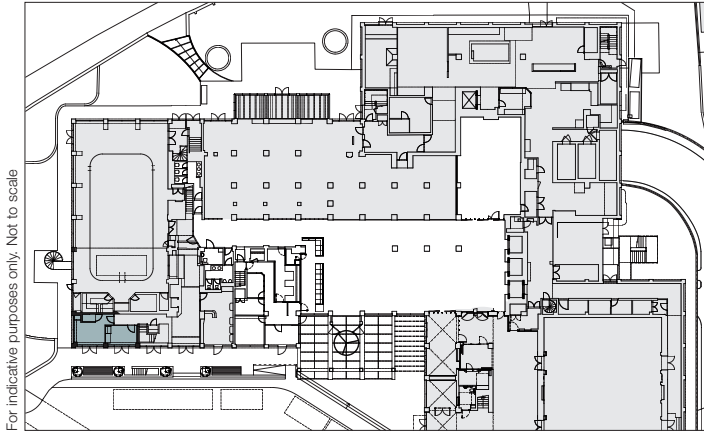
King Henry's Road Regents Park London NW3

- Self contained beauty salon within a four star hotel
- Salon comprises two separate treatment rooms adjacent to the hotel fitness club
- The salon is situated at ground floor level with access from the fitness club which has it's own entrance from King Henry's Walk
- The hotel has been recently refurbished
- Flexible lease terms
- Immediately available
- Part furnished
- Air conditioning
- 24 hour access and security



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Beauty Rooms, King Henry's Road, Regents Park, London, NW3



Location

The hotel is prominently located on King Henry's Road at the junction with Finchley Road. The hotel is within easy reach of Swiss Cottage station. The salon is located at ground floor level and there is a separate entrance to the fitness club and salon area. Carluccio's Restaurant is also adjacent on the ground floor.

Available Accommodation

The available accommodation comprises two separate treatment rooms adjacent to the hotel fitness club. One of the rooms includes a shower and both rooms have wash basins and some storage.

Rent

£15,000 pa inclusive of buildings insurance, rates and utilities but excluding VAT.

Lease terms

New five or ten year lease available.

EPC

Certificate attached.



Energy Performance Certificate HM Government
Non-Domestic Building

GROUND FLOOR HAIR SALON **Certificate Reference Number:**
0694-2989-6630-1500-2213
Regents Park Marriott
128 King Henrys Road
LONDON
NW3 3ST

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

81 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	30
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	136.81
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
71	If typical of the existing stock

Contact

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