

# 7 HATTON STREET

**LATERAL OFFICE SPACE OVER GROUND  
AND FIRST FLOOR – FOR SALE**



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Property Consultants



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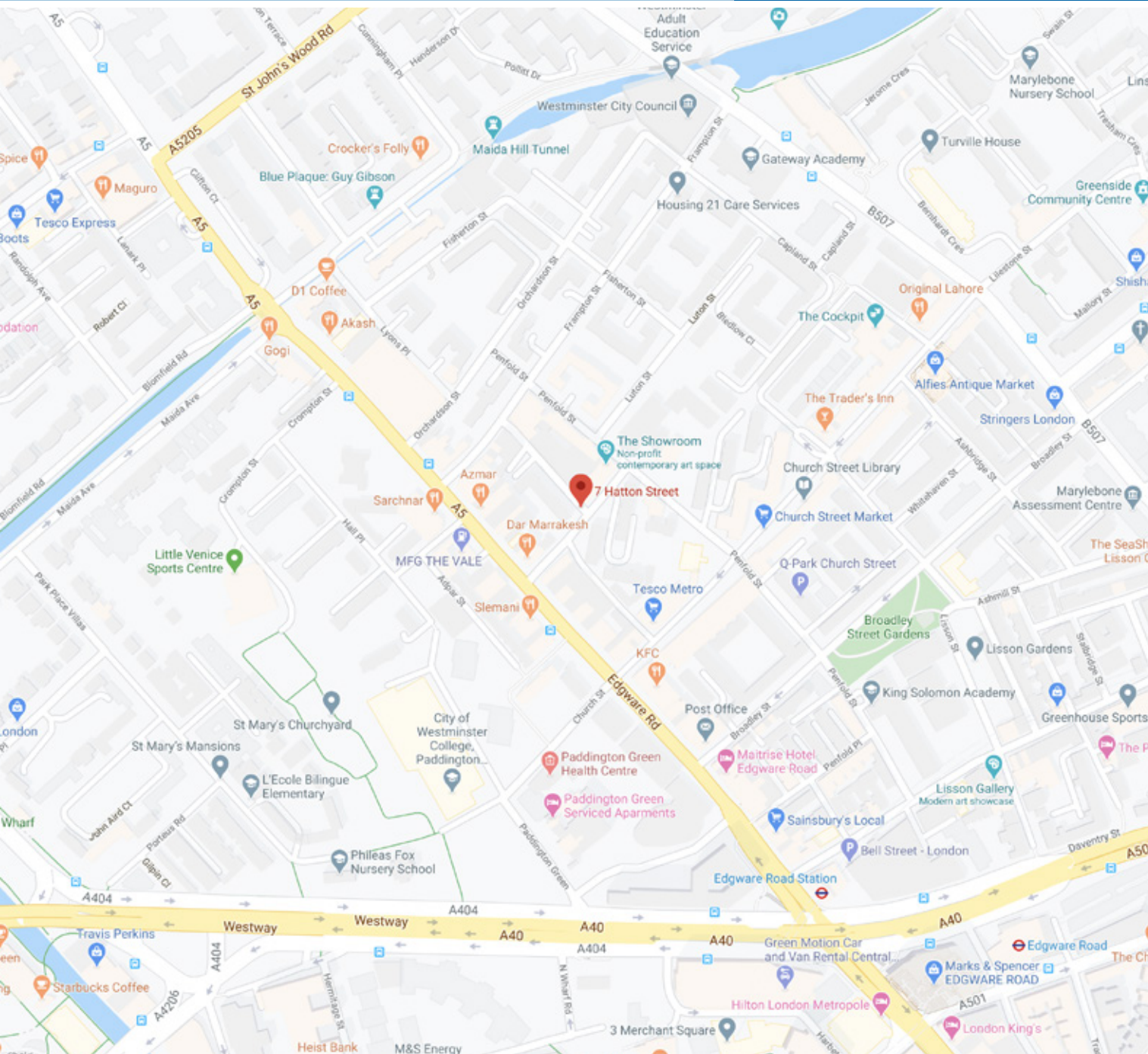
## DESCRIPTION

The subject property is believed to have been originally constructed as an industrial warehouse in the late 1920s and subsequently converted to offices, and comprises part ground and mezzanine floors, with five upper floors.

The premises provides lateral office floor space over part ground and part first floor, and a mix of open plan and cellular offices with ancillary accommodation including kitchen, W/C's, showers, workshop area and bike storage. The right hand side of the ground and first floor have been leased and is therefore not included within this sale.

Units 5,7 and 11 have been merged to provide a single office premises. The main entrance is understood to have previously been known as / or formed part of Unit 9.





## LOCATION

The property is located on Hatton Street, situated between Frampton Street and Boscobel Street & close to Edgware Road (A5).

Hatton Street is a mixed commercial and residential area with an array of independent retailers, restaurants and cafes on the high street. Edgware Road Station (Bakerloo, Circle, Hammersmith & District Lines) is within a few minutes walking distance to the property.

## FLOOR AREAS

Ground floor & mezzanine comprising approx. 4,189 Sq ft.

## TENURE

Long Leasehold interest for a term expiring 1st June 2111.

## VAT

The property is not elected for VAT.

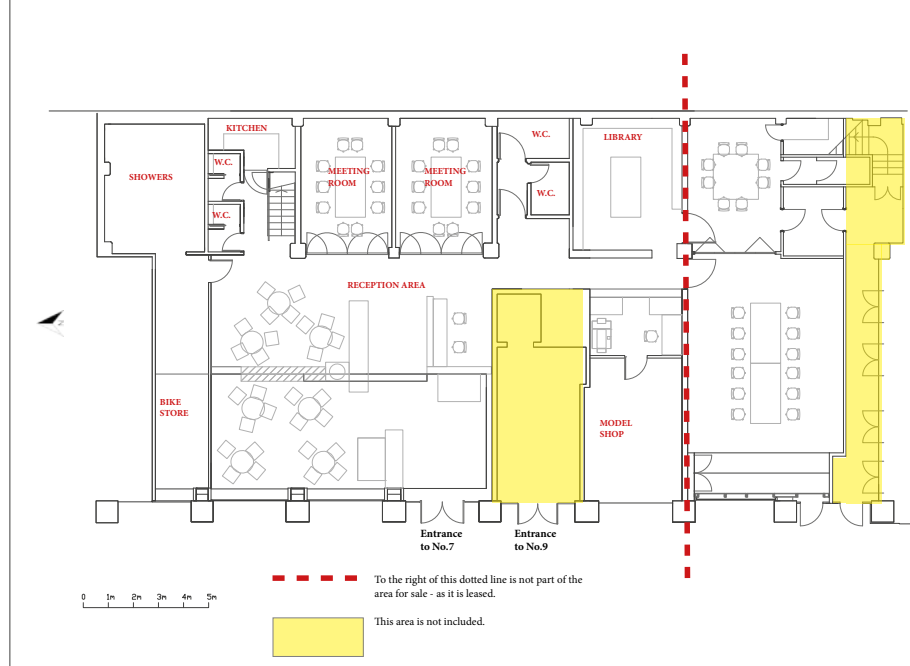
## LEGAL COSTS

Each party to bear their own legal costs.

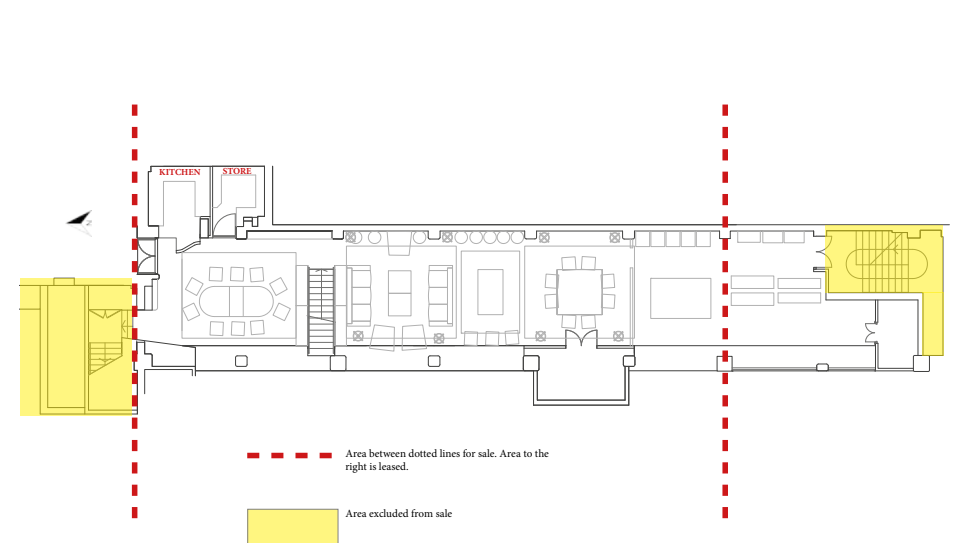
## PRICE

Upon Application.

### GROUND FLOOR



### FIRST FLOOR





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