

the langton, 2a
langton road,
london, nw2 6qa

for rent / lease terms by
arrangement

8,040 sq ft

a unique and architecturally
designed self contained building
in nw london fully fitted for rent



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about

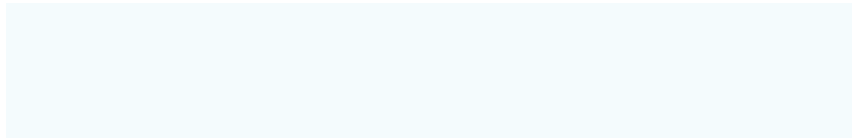
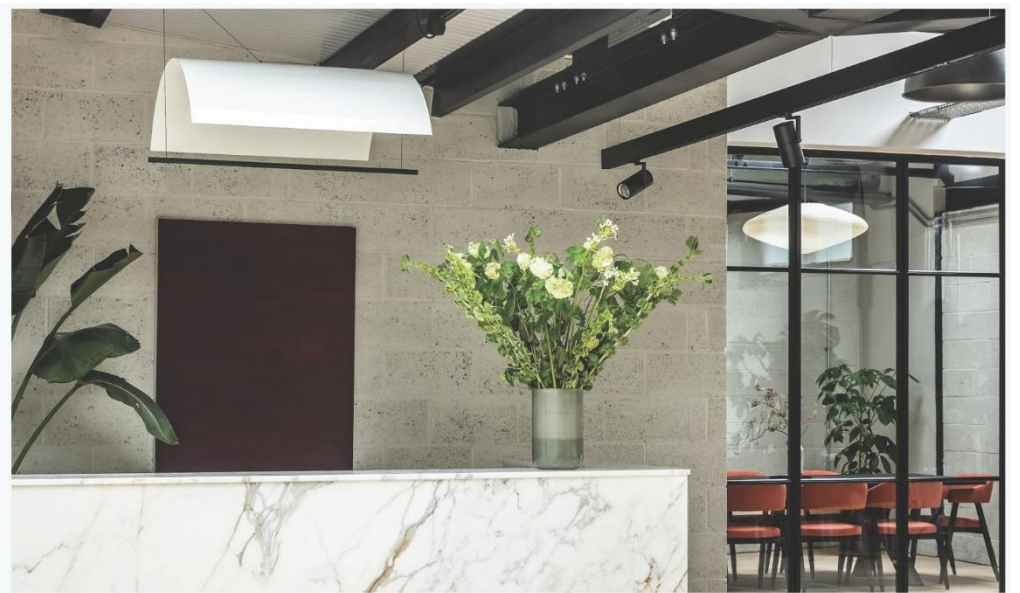
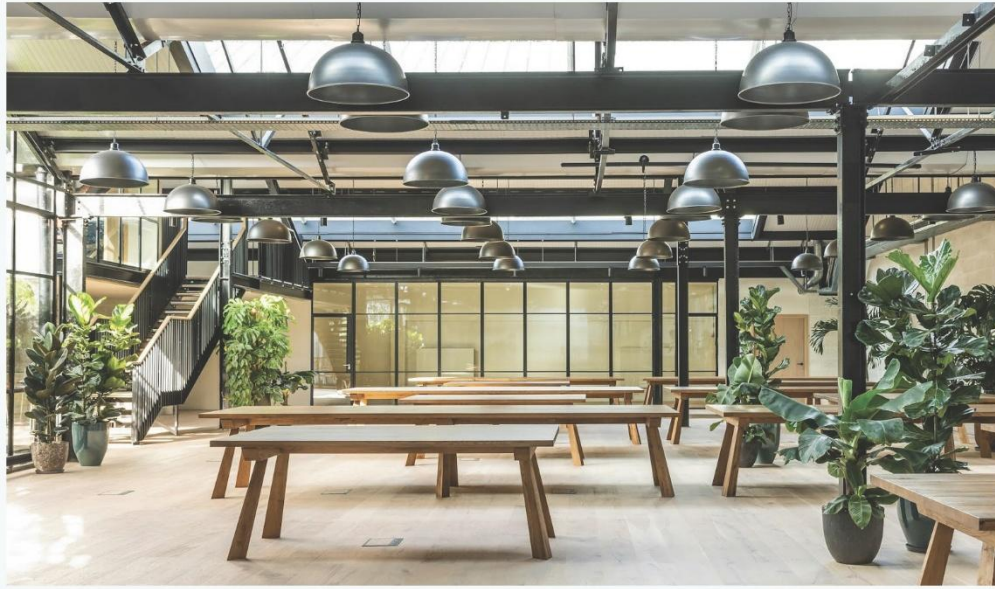
quality office-studio space in london specifically created to address the growing commercial and cultural demand from thriving sme`s

all impressively re-furbished. all sustainably re-purposed. the interiors have been fitted-out with a high performance spec and furnished in a comfortable, creative members-club style. the building is conveniently located in relaxed, neighbourhood settings.

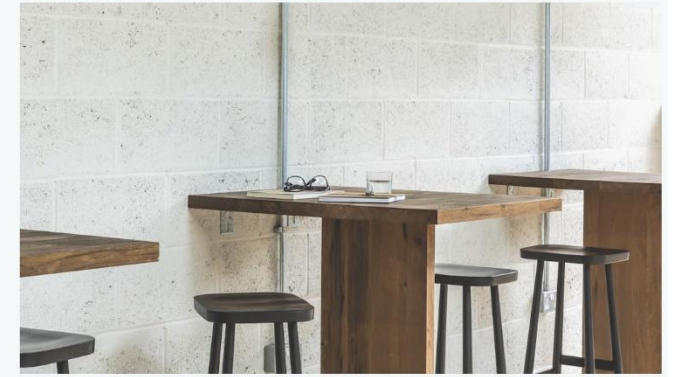
location

the experience at 2a langton rd begins in an authentic yet unexpected way. positioned, privately, off a quiet, well-maintained residential street: a working heritage building with an industrial character and an original presence.

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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground - with own garden	6,915	642.42	available
mezzanine	1,125	104.52	available
total	8,040	746.94	

amenities

- fully fitted and totally ready to go with an abundance of different working spaces within the building for meetings, quiet zones, working areas as well a kitchen and garden.
- underfloor cooling + heating system
- air conditioning
- opening roof-lights throughout
- efficient systems for power and temperature control
- fully equipped home style kitchen
- private landscaped courtyard
- stylish showers
- disabled parking

financials

rent	£19.50 per sq ft
rates payable	£11.95 per sq ft approx
service charge	n/a

legal fees

each party to bear their own costs

epc

b

vat

applicable

lease

new lease a new lease for a term to be agreed

possession

available immediately

viewing

strictly by appointment through joint agents:

david raphael
michael berman & co
020 8346 5100
07770 315194

simon rinder
pilcher london
020 7399 8600
07734 488286