

# 132A Boundary Road

London, NW8 0RH

EGM  
COMMERCIAL



## TO LET

658 SQ FT  
(61.13 SQ M)

£15,000 PER ANNUM

## TO LET

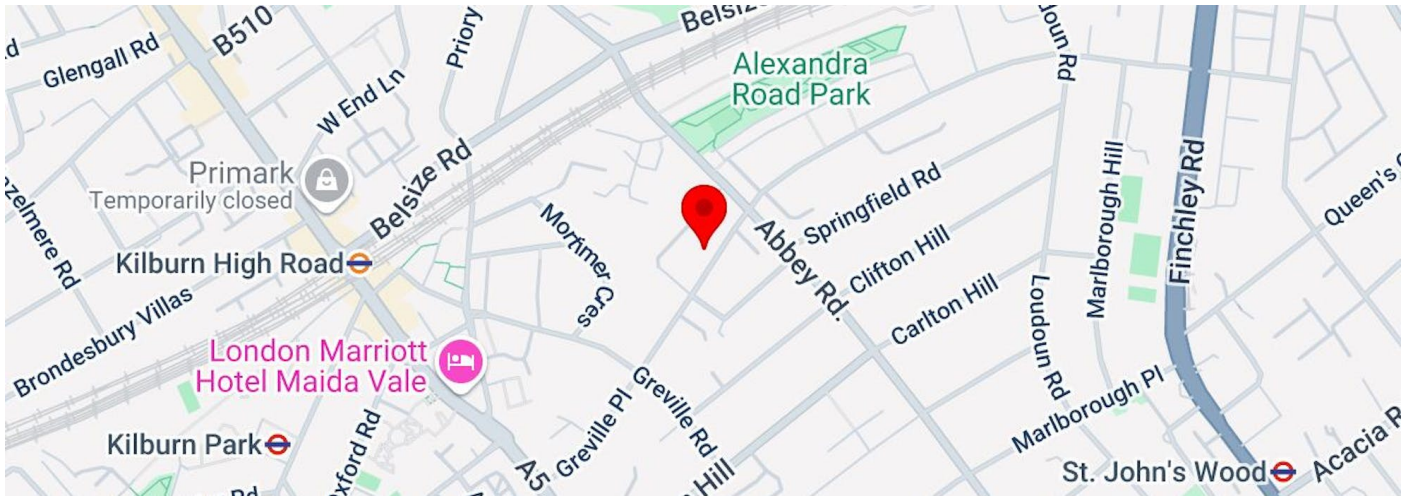
Prime Office Space

- Prime location
- Open plan space
- Great Natural light
- W.C.
- Kitchenet
- Outdoor space
- Storage

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EGMCommercial.co.uk

# 132A Boundary Road

London, NW8 0RH



## Summary

Available Size	658 sq ft / 61.13 sq m
Rent	£15,000 per annum
EPC	Upon enquiry

## Viewings

Monday-Friday 9am-6pm



**Effi Grussgott**  
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effi@egmcommercial.co.uk

## Description

EGM Commercial is pleased to bring to the market this fantastic opportunity to occupy a well-located commercial space in the heart of Boundary Road, NW8.

The unit offers two open-plan spaces, a private outdoor courtyard, W/C, kitchenette, and storage area, all set behind a secure, gated street-facing entrance.

The space is ideally positioned within close proximity to a vibrant mix of retail and amenities, making it a great opportunity for a wide range of occupiers.

## Location

The property is situated on the south side of the eastern end of Boundary Road, at its junction with Greville Place. Boundary Road is an established local commercial hub located in the highly sought-after residential neighbourhood of St John's Wood.

The area benefits from excellent transport links, with St John's Wood (Jubilee Line), Kilburn Park (Bakerloo Line), and South Hampstead (Overground) stations all within a 10-minute walk. Baker Street and the West End are approximately 1.5 miles to the south, offering quick access to Central London.

