

# **6 TORRIANO MEWS NW5 2RZ**

## **MARKETING REPORT & RECOMMENDATIONS**

**Prepared by Metin Yildirim  
Salter Rex Chartered Surveyors LLP**

**7<sup>th</sup> September 2023**

The impact of the Coronavirus is yet to be fully understood, this worldwide pandemic is causing major uncertainty and volatility in most markets. Our valuations and Reports are therefore subject to a high degree of uncertainty. It is generally predicted that property values for sale will fall along Rental values, but it is unclear how this extreme situation will unfold.

## CONTENTS

1. (PAGE 2) AGENCY INSTRUCTION AND BACKGROUND
2. (PAGE 3) MAKETING CAMPAIGN
3. (PAGE 4) RESULTS OF MARKETING CAMPAIGN
4. (PAGE 6) CONCLUSION

### 1. AGENCY INSTRUCTIONS & BACKGROUND

We have been instructed to sell Freehold interest or let above property as of 11 May 2022 and we been actively marketing the property on our website along with EACH (Estate agent clearing House), Right move, on the Market, along with co-star now part of LoopNet and Zoopla.

This brief report will set out the complete summary of the marketing we undertook for the building and will include details of any viewings we have undertaken of the premises and some of the comments that we received from parties that had inspected the building.

We inspected the premises and set out our advice on marketing and potential Freehold for Sale/To let as of May 2022. We were instructed by the owners of the building to market on a Freehold/To let basis to try and find a potential owner occupier for the space or investor to buy to let.

The property is situated in the northwest London district of Kentish Town in the Borough of Camden.

Kentish Town is approximately four miles northwest of central London.

Torriano Mews is situated off Torriano Avenue, which runs north from Leighton Avenue, which intersects with Kentish Town Road approximately 500m to the west.

The approach into the mews is via a covered access way over sailed by first floor accommodation.

This is an attractive secluded location although some occupiers may prefer a more prominent location with a main road frontage.

The surrounding property stock is primarily comprised of Victorian terraced houses. Local retail facilities can be found along Kentish Town Road to the south of Kentish Town station. The station provides Underground services (Northern Line) and Overground (Thameslink services).

## DESCRIPTION

Units 6 Torriano Mews comprise last end unit in a terrace of six similar units that we understand date from the late 1980s.

The property is of cavity brick/blockwork construction under a composite slate clad pitched roof with reinforced concrete floors.

The accommodation is arranged as compartmentalised office space over ground and mezzanine with kitchen and WC facilities.

The internal specification is typical of units of this type with gas central heating, hardwood framed single glazed windows, ceiling mounted fluorescent lights and carpet floor covering. There is no air conditioning presently at the property.

There are allocated two car parking spaces to the side of the building and another by the entrance of the mews. The parking area is covered with interlocking brick paving blocks.

We made the owner fully aware of our concerns from the commencement of the marketing and advised Owners by providing evidence of office space Sales/lettings took place within last year or so in order for them to consider all options to find a suitable tenant/Purchaser such as long rent free period, short lease, tenant breaks in the lease, possibly stepped up rent to attract tenants as there was no demand for offices due to effect of Pandemic which made working from offices impossible for some people or companies, as lot of employers and employees prefer homeworking or hybrid from anywhere as there was no need for office desk any longer.

The space comprised of the following approximate areas:

	Area sq. m	Area sq. ft
Ground floor Offices	95.41	1027
Mezzanine Offices	25.36	273
Total	120.77	1300

We tried to market the space to an Accountant/ Travel Agents/ small Gym operators and other end-users that we felt would be able to utilise the space who do not require high level of footfall.

However, this location is not desirable for offices which are borne out by the fact that properties along this parade have been converted to residential. Likes of unit 2,3,4,5 and 7 Although the property provides a reasonable amount of space. (Only 6 unit on the parade. And no 1 being at rear.)

We were marketing the demise as Office space at a quoting Freehold Sale Excess of £750,000 Or rental of £40 Sq. ft exclusive or near offers with good incentives with minimal service charge.

We then recommended our client to reduce Rent and Sale price in January 2023

, where we agreed the rental price should be in the region of £35 Sq Ft and Freehold asking price should display as excess of

We were fully clear that our client would consider offers as they were keen to sell the Freehold Interest of the quoting sale price or rentals to provide added flexibility for any potential occupiers and to try and attract more budget conscious individuals and companies or investors to buy to let.



We were instructed to offer flexible terms on maybe a quick exchange with a long completion and long rent free lease terms and long completion periods if Freehold was sold and were making applicants fully aware that our client would consider short term and long term lettings in today's market as it has been hardly occupied or used since the Pandemic back in March 2020 since only time client had access was to collect post and some equipment when required .

## 2. MARKETING CAMPAIGN

Set out below is a brief outline of the marketing we have undertaken from the date of instruction on 11<sup>th</sup> May 2022.

We prepared in-house marketing particulars (attached) with information about the size, facilities, Sale Rental, and lease terms etc. The marketing particulars were sent out in response to several potential tenants and purchasers requirements circulated by mostly local agents during the period of our instruction, but we did not have a very positive response. Only one agent brought round a potential occupier who dismissed the space due to location and the access for his vans and pickup trucks (Stone Mason) who were concerned for neighbours as he will be very noisy and loud while he prepares his Statutes from the rocks/stone or wood.

Details of the property were posted onto our Retail and Office Lists on all portals. The Lists are updated on a weekly basis and when we take on a new property instruction new lists are printed out immediately so that no exposure is lost. The List set out all the retail and (E) B1 office premises that we currently have available to let and for sale and is a very effective marketing tool.

During the period of our agency, we estimate that over 300 viewed the property on portals and most viewers were other agents looking for space for their own retained clients or wanted an Comparable evidence for their rent reviews or valuations along with few Investors.

Marketing particulars were initially sent to registered applicants on our database looking for retail and Office space within Camden and surrounding areas, A further two mail outs were undertaken to registered applicants in June 2022, August 2022 and again in October 2022 along with all portals updated regularly.

Marketing particulars were circulated by Each which is marketing portal for co-star the first mail out produced two enquiries from a local agent who had a Charity client Unfortunately the charity thought it was a long way from the the Kentish town West overground station and it was over two floors which not suitable, the second mail out produced one enquiry from someone that wanted a creche which would have involved a change of use and outside space obviously due to the amount of residential surrounding the building this would not be practical as it would cause nuisance to neighbours and no play area for the children. The office space was displayed on our website from 11 May 2022 and ongoing up with general information about all the available space and outlining the flexibility with regard to the Sale/Rental and lease terms that could be offered and incentives such as rent-free landlord's work etc.

The property was advertised on the following agency portals, Co-star group and EACH (Estate agent Clearing House). On the market, Right move We had lots of hits and views online but only 8 viewings took place.

### 3. RESULTS OF MARKETING CAMPAIGN

We were marketing the property at a fair market Price for Sale and quoting rental for this type of space in this location. However, our instructions were to be as flexible as possible and therefore we were informing people that any rental offers would be seriously considered as long as the use was reasonable and would not have an effect on the adjoining residential neighbours.

Although we undertook a substantial marketing campaign and, as previously stated, were fully prepared to offer flexibility on the quoting Sale price and rental, we have had no solid interest in the office space. Even offering further incentives such as generous rent-free periods, short term leases, further landlord's works if required were not sufficient to persuade a potential occupier/Purchasers make offers and the offers we received was 30-40 % less than Market value what our client paid for it.

Most enquiries received were for the Freehold subject to planning and most enquiries were from other agents who were looking to use it as evidence and comparable as they were carrying out bank valuations or appraisal for their clientele.

Since we commenced marketing in May 2019 we have tried to attract a wide network of different Office Space users, however we were always fully aware that trying to sell a commercial space or find a tenant for this type of space was not going to be easy due to constraints of the building, especially in terms of the space close proximity to the surrounding residential premises and with Covid 19 Epidemic Demand for Office Rentals or Purchase has

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Despite strong marketing we have been unable to secure a suitable purchaser for the office unit although we had two potential purchasers who wanted to buy to let pulled out and we recommended client to consider subject to planning.

The situation was also fuelled by the effects of a limited potential audience either due to their location being too secondary, poor layout or lack of prominence and the suitability of the space for certain operators.

Most enquiries which we receive for properties with all on one floor with good access, suspended flooring, lift, parking, and air conditioning. Unfortunately, the space does not fit any of the other criteria and to install a lift, suspended floors etc. would be impractical; also the property is bounded on all sides by residential so noise and disruption have to be taken into consideration so that the local residents are able to have peaceful enjoyment in their homes.

During the period of our marketing, we had 300 enquiries which resulted in only dozen viewings and we outline below further details on the inspections.

Wednesday 22<sup>nd</sup> June 2022 at 11.15 am with the charity (John Elliot and co Surveyor)

June 28,2022 (Mr Leigh agent looking for Art gallery for his clientele)

Thursday 30<sup>th</sup> June 2022 (potential Purchaser Mr Hakimi live workspace)

1<sup>st</sup> July 2022 Roar Architects 12.30 pm (Rentals)

6<sup>th</sup> September 2022 Robert Irving Burns (Stone Mason)

7 February 2023 Andrew Rothgiesser Expert clothing (owner Occupier)

28<sup>th</sup> February 2023 Sophie Possible purchaser (owner occupier)

5<sup>th</sup> April 2023 Ansol Raja APAVI group (Developer)

#### 4. CONCLUSION

In summary we feel that we undertook a wide-ranging marketing campaign during our agency instruction. As we have previously stated, we feel that the lack of interest derives initially from the secondary location. Based upon feedback from people with whom we have discussed the space and those that have gone one stage further and viewed the premises, we are of the opinion that the space was deficient for most operators: the main reasons being:

- 1) The property is tucked away from the high street in a mews.
- 2) The property its-self is not on a busy location.
- 3) No Air conditioning or outside space.
- 4) Entrance is poor.
- 5) No demand for office Rental in the area

When we initially were instructed, we made it clear to the owner of the building that we did not think it would be easy to find an occupier or investor as it's very difficult under the present circumstances.

We hope that this report adequately outlines the marketing we undertook during the period of our instruction to try and secure a tenant for the space and the potential problems that exist with older buildings like this, and the demands of contemporary office use due to uncertainty of the market.

## Property marketing report

for Salter Rex - Commercial

We are pleased to present your property marketing report. This report shows how many detail views the property listing identified below has received at OnTheMarket.com between the dates specified.



### 6, Torriano Mews, London NW5 2RZ

£600,000 | Office

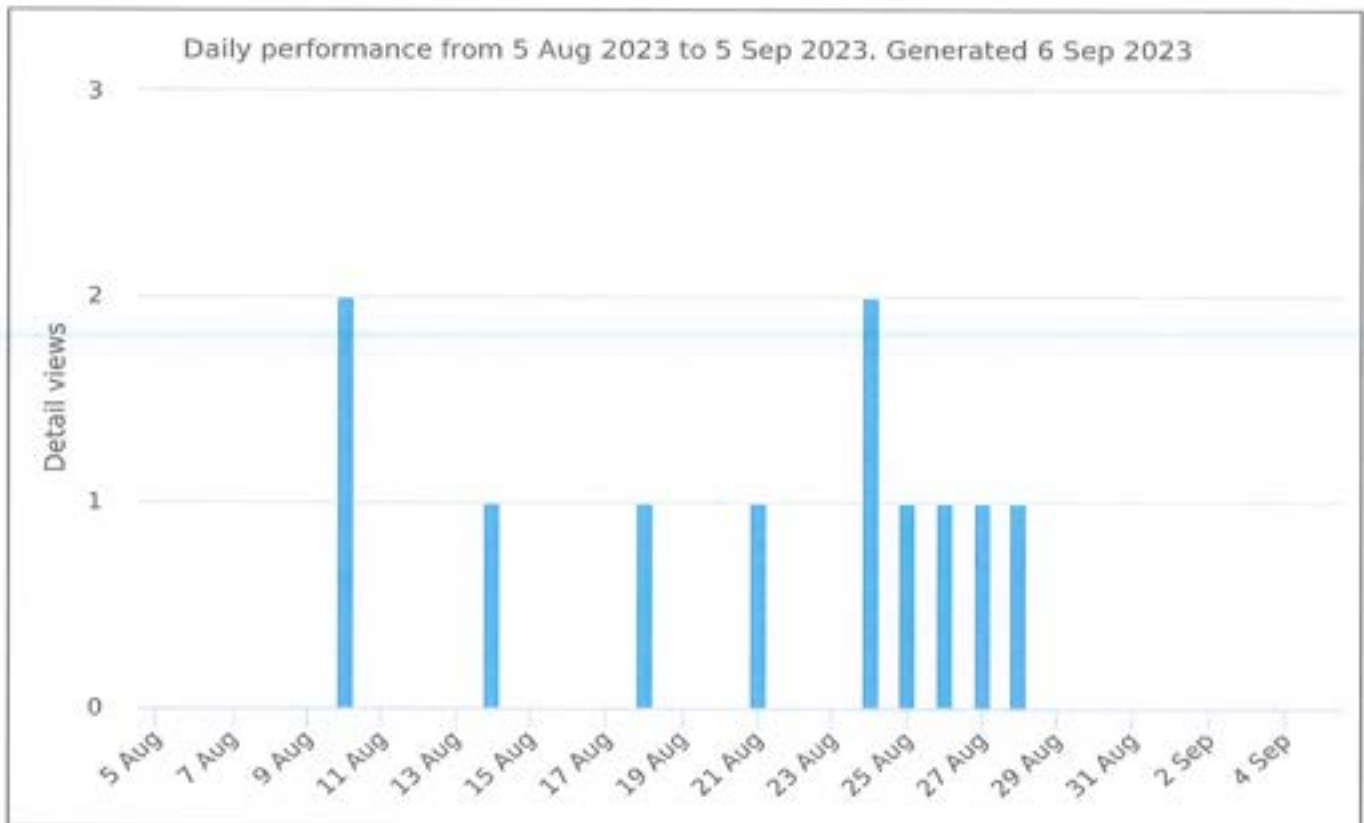
Current status: Available (since 24 Feb 2023)

Media: 1 photo | 1 floorplan | 2 others (brochure, virtual tour, PDF, etc)

Listed: 24 Feb '23 | Last updated: 20 Apr '23

Page views: 11

Website link: [www.onthemarket.com/details/12898099](http://www.onthemarket.com/details/12898099)



For further information please contact Salter Rex - Commercial on 020 8022 7805 or [otm+0088bd80-be85-11e9-84f5-05439c502cab@bestagent.online](mailto:otm+0088bd80-be85-11e9-84f5-05439c502cab@bestagent.online)

All data is derived from OnTheMarket.com's internal statistics on 06-09-2023, may be subject to specific geography or search criteria and is provided "as is" for general information and interest only. OnTheMarket.com makes no warranty as to the data's suitability for any purpose and accepts no liability for any action or inaction taken as a consequence of its use.





**Price:** £600,000  
**Type:** resale  
**Bedrooms:** 0  
**Bathrooms:** 0  
**Id:** 12996099  
**Reference:** at-  
**ryvvc8ko**  
**Address:** 4, Tomiano  
 Hews, London, NW5 2RZ  
**Visibility:** Shown  
**Status:** Available  
**Created on:** 24 Feb '23  
**Updated on:** 20 Apr '23

26/03/2023 14:52:44 Iya Davidovich idg@wottech.com Hello, I'd like to see this office. Thank you, Iya  
 27/02/2023 08:03:21 Benjamin Esherwood benj.esh@outlook.com Morning, is property still available? If so when can I book a viewing?  
 24/02/2023 22:29:39 Ross Luton lutonross@gmail.com Hi, is this property still available? thanks, Ross

[Edit](#)    [Create marketing report](#)

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Total leads: 3

[SUMMARY VIEWS](#)

[DETAIL VIEWS](#)

[LEADS](#)

[Print graph](#)

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Feedback

Date	Email leads	Summary views	Detail views	Clickthrough rate	Additional detail views
<b>Total</b>	<b>0</b>	<b>165</b>	<b>11</b>	<b>6.67%</b>	<b>6</b>
Tue, 05 Sept 2023	0	1	0	0%	0
Mon, 04 Sept 2023	0	10	0	0%	0
Sun, 03 Sept 2023	0	6	0	0%	0
Sat, 02 Sept 2023	0	5	0	0%	0
Fri, 01 Sept 2023	0	3	0	0%	0
Thu, 31 Aug 2023	0	4	0	0%	0
Wed, 30 Aug 2023	0	5	0	0%	0
Tue, 29 Aug 2023	0	6	0	0%	0
Mon, 28 Aug 2023	0	6	1	16.67%	0
Sun, 27 Aug 2023	0	11	1	0%	1
Sat, 26 Aug 2023	0	17	1	5.88%	0
Fri, 25 Aug 2023	0	5	1	0%	1
Thu, 24 Aug 2023	0	6	2	16.67%	1



Date	Email leads	Summary views	Detail views	Clickthrough rate	Additional detail views
Wed, 23 Aug 2023	0	4	0	0%	0
Tue, 22 Aug 2023	0	1	0	0%	0
Mon, 21 Aug 2023	0	2	1	0%	1
Sun, 20 Aug 2023	0	1	0	0%	0
Sat, 19 Aug 2023	0	0	0	0%	0
Fri, 18 Aug 2023	0	13	1	7.69%	0
Thu, 17 Aug 2023	0	2	0	0%	0
Wed, 16 Aug 2023	0	0	0	0%	0
Tue, 15 Aug 2023	0	4	0	0%	0
Mon, 14 Aug 2023	0	9	1	11.11%	0
Sun, 13 Aug 2023	0	5	0	0%	0
Sat, 12 Aug 2023	0	3	0	0%	0
Fri, 11 Aug 2023	0	4	0	0%	0
Thu, 10 Aug 2023	0	12	2	0%	2
Wed, 09 Aug 2023	0	4	0	0%	0
Tue, 08 Aug 2023	0	7	0	0%	0
Mon, 07 Aug 2023	0	3	0	0%	0
Sun, 06 Aug 2023	0	2	0	0%	0
Sat, 05 Aug 2023	0	4	0	0%	0

## Marketing report

**Salter  
Rex**

Dear Sir/Madam

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.



Marketing report for

**6, Torriano Mews** London, NW5 2RZ

£600,000

Listed: May 11, 2022

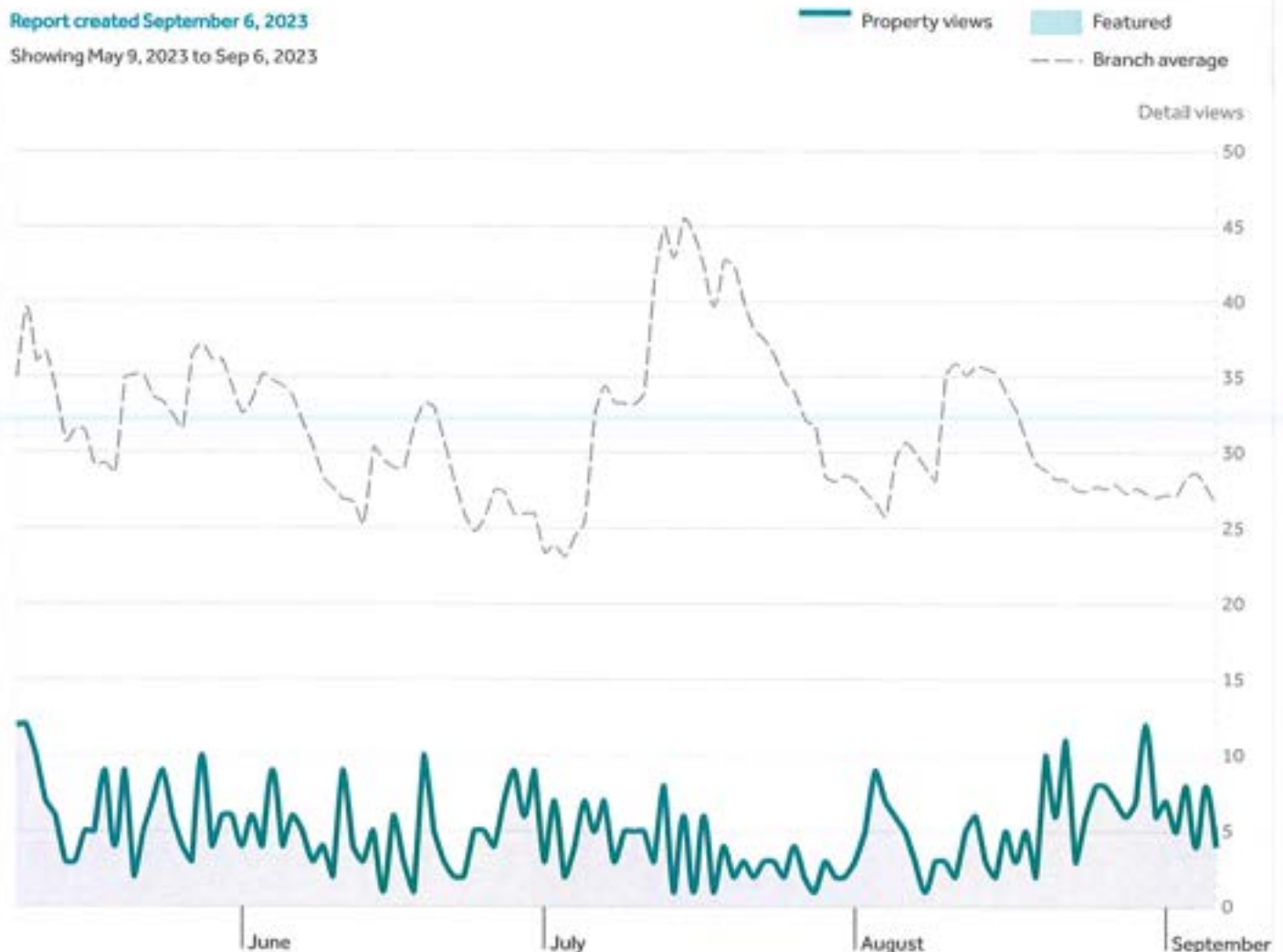
Updated: Jul 13, 2023

Views (last 120 days): 597

[rightmove.co.uk/property/123245987](https://rightmove.co.uk/property/123245987)

Report created September 6, 2023

Showing May 9, 2023 to Sep 6, 2023



For more information, please contact Salter Rex on 020 3889 5983 or [Rightmove.leads@easymatch.co.uk](mailto:Rightmove.leads@easymatch.co.uk).

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# Marketing report



Dear Sir/Madam

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.

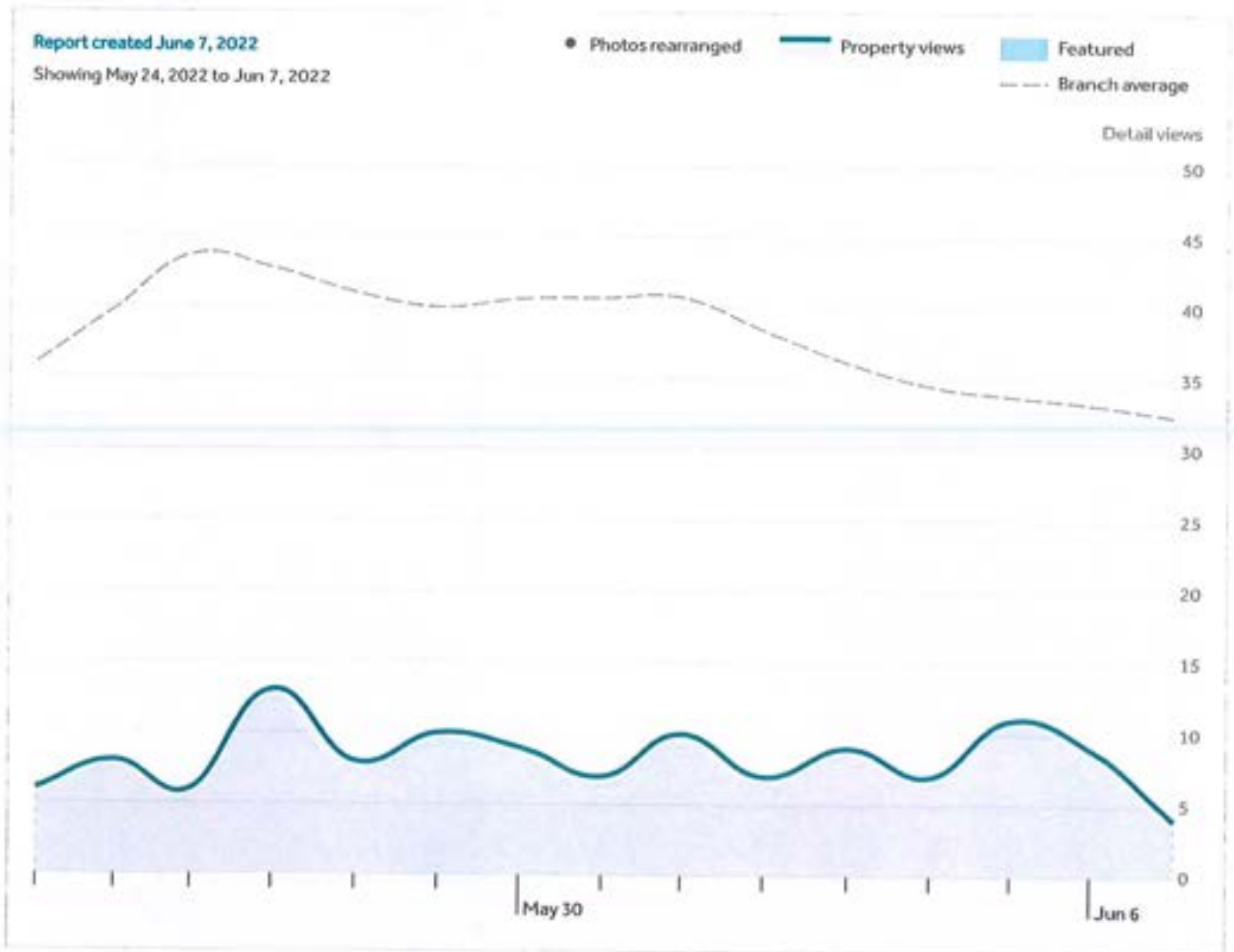


Marketing report for  
**6, Torriano Mews** London NWS 2RZ  
£700,000

Listed: May 11, 2022  
Updated: May 19, 2022

Views (last 14 days): 118

[rightmove.co.uk/property/123245987](https://rightmove.co.uk/property/123245987)



For more information, please contact Salter Rex on 020 8012 1907 or [Rightmove.lead@easymatch.co.uk](mailto:Rightmove.lead@easymatch.co.uk).

Data is derived purely from Rightmove.co.uk's internal statistics and advertisers on June 7, 2022, may be subject to specific geography or search criteria and is provided 'as is' for general interest only. Rightmove makes no warranty as to the data's suitability for any purpose and accepts no liability for any action or inaction taken as a consequence of its use.

< BACK



Unit 6 | Torriano Mews  
London, UND | Office For Sale | 1,300 SF | £700,000.00

Property Page

13

Detailed Page Clicks

Interested Buyers

0

Confidentiality Agreements

0

Data Room Visits

<p>Number of Detailed Listings Viewed 21 Since 11/14/2022</p>	<p>Number of Detailed Listings Viewed 85% Since 11/14/2022</p>	<p>Number of Detailed Listings Viewed Basic</p>
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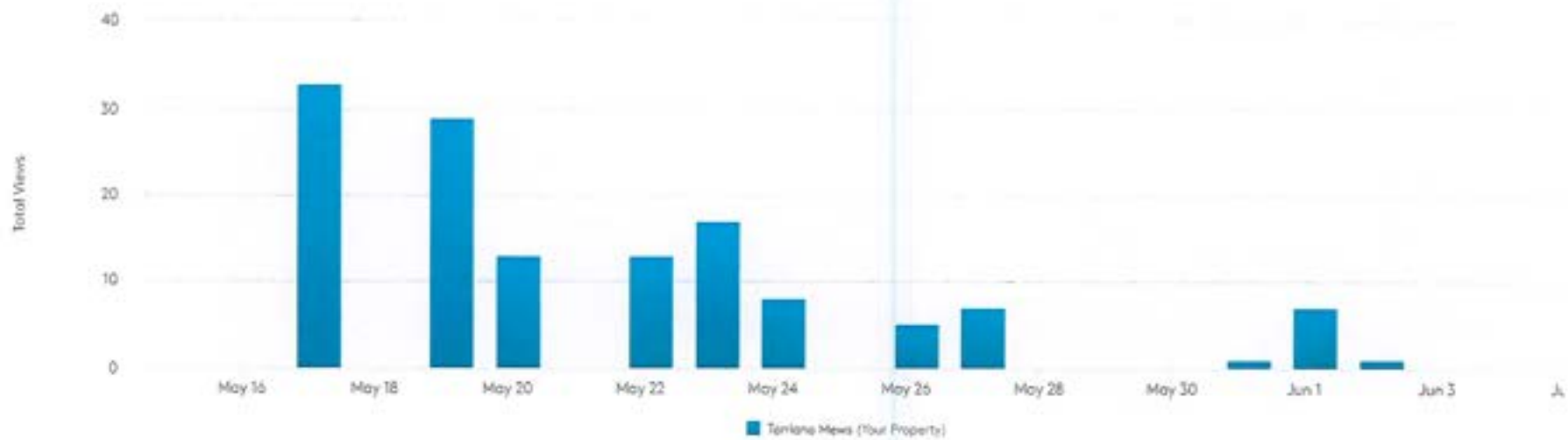
Listing Activity Report

Total Views

CoStar and Realestate

Select a Competitor

1 Year



\*Current day's data is in progress.

## Activity Summary

Summary of everyone that has seen your property.

1 Year

134

Total Views

76

Unique Prospects

1m 5s

Average Time on Page

13

Direct Page Clicks

1.8

Frequency

13m 4s

Total Time on Page

Overall Page Counts    All Traffic

1 Year

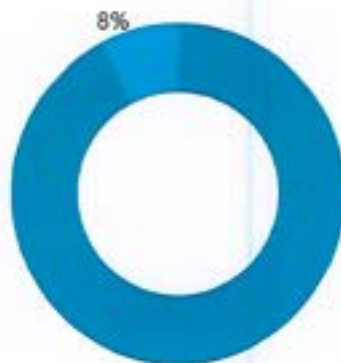
New Visitors vs Returning



100%

- 12 New
- 0 Returning

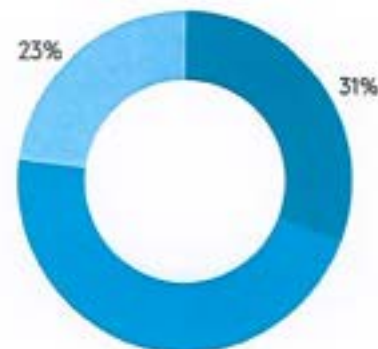
In Market vs Out of Market



92%

- 12 In Market
- 1 Out of Market

Traffic Sources



46%

- 4 Organic
- 6 Paid
- 3 Direct, Referral, App

BACK



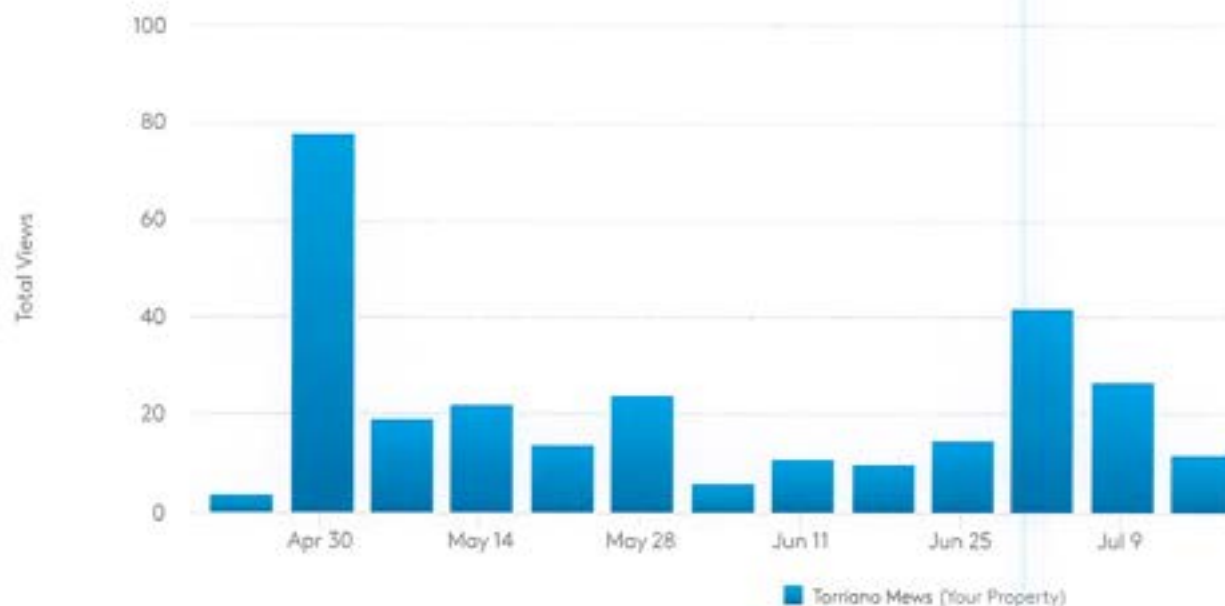
Unit 6 | Torriano Mews  
London, NW5 2RZ | Office For Lease | 1,300 SF | £40.00/SF/YR

Days on Market <b>132</b> Started advertising 2/19/2023	Listing Completeness <b>90%</b> Last updated on 05/08/2023	Exposure Level <b>Basic</b>
--	---	--------------------------------

In the last 30 days, **14** people have seen your property **32** times. Increase your exposure to Diamond and get **1,150x** more exposure in your market.

Listing Activity Report

Total Views [dropdown] CoStar and LoopNet [dropdown] Select a Competitor [dropdown] 1 Year [dropdown]



\*Current week's data is in progress.



## Activity Summary

Summary of everyone that has seen your property.

1 Year

325

Total Views

70

Unique Prospects

6m 15s

Average Time on Page

8

Detail Page Views

4.6

frequency

12m 31s

Total Time on Page

## Visitor Details

Top Visitors	All Visitors	Search Impression Views
--------------	--------------	-------------------------

\*Using publicly available Reverse IP company information, CoStar Group is able to identify about 30% of the visitors to your listing. The rest majority (70%) is anonymous and listed as 'Unknown' in the visitor details report.

Company	Location	Visitors	Views	Return Visitors	Total Time On Page	Most Recent View	First View
Cluttons LLP	London, United Kingdom	1	7	1	11m 57s	07/07/2023	07/07/2023

1 - 1 of 1

< 1 >

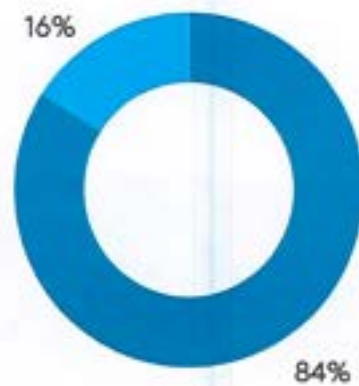
Show 10 Records

New Visitors vs Returning



- 23 New
- 47 Returning

In Market vs Out of Market



- 273 In Market
- 52 Out of Market

Traffic Sources



- 0 Organic
- 0 Paid
- 325 Direct, Referral, App



\*Due to data privacy we do not have visibility for all user locations.



- Dashboard
- Posts
- Media
- Pages
- Comments
- Estate Agents
- Testimonials
- Jobs
- Developments
- Offices
- Repeatables
- Team Members
- Property Live
- Properties
- Owners & Landlords
- Applicants
- Third Party Contacts
- Enquiries
- Approvals
- Viewings
- Offers
- Sales
- Business Management
- Import Properties
- Admin
- Profile
- Tools
- Yoast SEO
- StackCache
- Collapse menu

Screen Options ▾

Recently Viewed ▾

WordPress 6.3.1 is available! Please notify the site administrator.

## Edit Property [Add Property](#)

Property updated. [View Property](#)

### FREEHOLD OFFICE FOR SALE/TO LET

Permalink: <https://www.salter-rex.co.uk/property/commercial-build...-office-for-sale/> [Edit](#)

#### Publish

Status: **Published** [Edit](#)

Visibility: **Public** [Edit](#)

Published on: 16 May 2022 at 10:10 [Edit](#)

SEO: **Needs improvement**

Readability: **Unavailable**

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[Summary](#)

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[Marketing](#)

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[Media](#)

[Viewings \(0\)](#)

[Enquiries \(0\)](#)

[History & Notes](#)

#### Actions

[View Matching Applicants](#)

[Record Enquiry](#)

[Book Viewing](#)

#### Property Address

Reference Number

Building Name / Number

Street

Address Line 2

Town / City

County / State

Postcode / Zip Code

Location


## Metin Yildirim

**From:** Metin Yildirim  
**Sent:** 04 September 2023 13:51  
**To:** Jeremy Townsley  
**Subject:** Re: 6 Torriano Mews


thank you

Sent from [Outlook for iOS](#)

**From:** Jeremy Townsley <jt@each.co.uk>  
**Sent:** Monday, September 4, 2023 12:05:58 PM  
**To:** Metin Yildirim <MY@Salter-rex.co.uk>  
**Subject:** 6 Torriano Mews

NW5  Kentish Town 6, Torriano Mews, Lond 1 - 1,300 sf £700,000

**Office, Office Storage, Call Centre, Development - Residential, Development - Office**




 NW5 1 - 1,300 sf  
\*J 6, Torriano Mews FHold £700,000  
• Kentish Town  
• London






**Salter Rex**  
LONDON NW5  
📞 020 7428 6801  
👤 Metin Yildirim  
📞 020 7428 6801  
📠 07951 262 191

220416170625  
▲ Withdrawn 12 m  
updated 16 m  
created May 22

The property is located in a gated mews off Torriano Avenue close to its junction with Leighton Road. The Property is located within the suburb of Kentish Town, which in turn is within the London Borough of Camden and the NW5 postal Region of North-West London.

a note - visible only for your Department

    
16 m, 82 KB 16 m, 1,494 KB 16 m, 1,970 KB

 + url     24

Hi Metin,  
Go to properties, then Archive and you should find it.

All the best

*Jeremy*

Jeremy Townsley  
Estate Agents Clearing House Ltd  
3 Beaconsfield Terrace Road  
W14 0PP  
020 7602 5947



AGENTS in COMMUNICATION for over 35 years.  
Mailing, Emailing, Listings & Databases  
Marketing and Advertising for Agents  
14,000+ agents at 4,000+ agencies  
PC TABLET MOBILE  
ACE & MATCH Emails  
Data Feed IMPORT and EXPORT to Portals  
Property Search Page, Agent websites  
automatic Property MINIWEBSITES  
[www.4prop.com](http://www.4prop.com) with delay to Principals

go [www.each.co.uk](http://www.each.co.uk)  
Email *your email address (as stored on EACH Database)*  
Password click 'Forgot password?'

...

Attachments area

**FREEHOLD/RENT**

Offers excess of £600,000 + VAT Unconditional basis only with vacant possession or To let at £40 Sq. Ft Exclusive.

**ENERGY PERFORMANCE ASSESSMENT RATING:**

An EPC is to be commissioned and will be available for inspection by interested parties.

**VIEWING:**

Only by appointment through the Sole Agent as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents, Crown House  
265/267 Kentish Town Road  
London NW5 2TP  
Tel: 020 7267 2071 (main switchboard)  
Mobile: 07951 262 191  
Fax: 020 7485 8488  
E-mail: [my@salter-rex.co.uk](mailto:my@salter-rex.co.uk)

**AML:**

Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

**VAT:** Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

**MISREPRESENTATION ACT 1967**

Salter Rex for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The Vendor or Lessor does not make or give and neither Salter Rex nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**FREEHOLD FOR SALE/TO LET SELF  
CONTAINED OFFICE BUILDING  
TORRIANO MEWS, NW52RZ  
APPROX. 120.79 M<sup>2</sup>  
(1300 SQ. FT.)**





Location of the subject property.

- AMENITIES:**
- Emergency Lighting
  - Smoke Alarm
  - Part High Ceiling with Skylights
  - Gas Central Heating
  - Kitchen Areas
  - Single Glazing
  - Off Street Parking
  - WC

**LOCATION:**

The property is located in a gated mews off Torrano Avenue close to its junction with Leighton Road. The property is located within the suburb of Kentish Town, which in turn is within the London Borough of Camden and the NW5 postal Region of North-West London.

**THE PREMISES:**

The subject property comprises Ground Floor B1 office buildings in a gated mews known as Torrano Mews. The building has been extended on first floor level to create a further mezzanine level. The freehold includes one allocated car parking spaces. The area is mostly mix-use predominately surrounded by Victorian period houses some which of have been converted to flats along with residential blocks. Torrano Mews itself provides a number of (B1) office buildings.

**TRANSPORT/SHOPS:**

Local shopping facilities and amenities can be found along Kentish Town Road. Main retailers include Sainsbury's, Pret-A-Manger, Starbucks, Franco Manca, Caffè Nero along with Barclays and Lloyds bank within walking proximity. Public Transport includes Kentish Town station and numerous bus routes.

**ACCOMMODATION:**

Ground Floor: Secure entrance which leads to a mainly large open plan office space with a kitchenette and a disabled access WC, stairs upto mezzanine level.

Measurements

Ground Floor	95.41 m <sup>2</sup>	1027 sq. ft.
Mezzanine	25.36 m <sup>2</sup>	273 sq. ft.
Total Area	120.77 m <sup>2</sup>	1300 sq. ft.

**FREEHOLD/RENT**

Offers excess of £600,000 + VAT Unconditional basis only with vacant possession or To let at £30 Sq. Ft Exclusive.

**ENERGY PERFORMANCE ASSESSMENT RATING:**

An EPC is to be commissioned and will be available for inspection by interested parties.

**VIEWING:**

Only by appointment through the Sole Agent as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents, Crown House  
265/267 Kentish Town Road  
London NW5 2TP  
Tel: 020 7267 2071 (main switchboard)  
Mobile: 07951 262 191  
Fax: 020 7485 8488  
E-mail: [my@salter-rex.co.uk](mailto:my@salter-rex.co.uk)

**AML:**

Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

**VAT:** Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

**MISREPRESENTATION ACT 1967**

Salter Rex for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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Salter  
Rex  
LLP



**FREEHOLD FOR SALE/TO LET SELF  
CONTAINED OFFICE BUILDING  
TORRIANO MEWS, NW52RZ  
APPROX. 120.79 M<sup>2</sup>  
(1300 SQ. FT.)**



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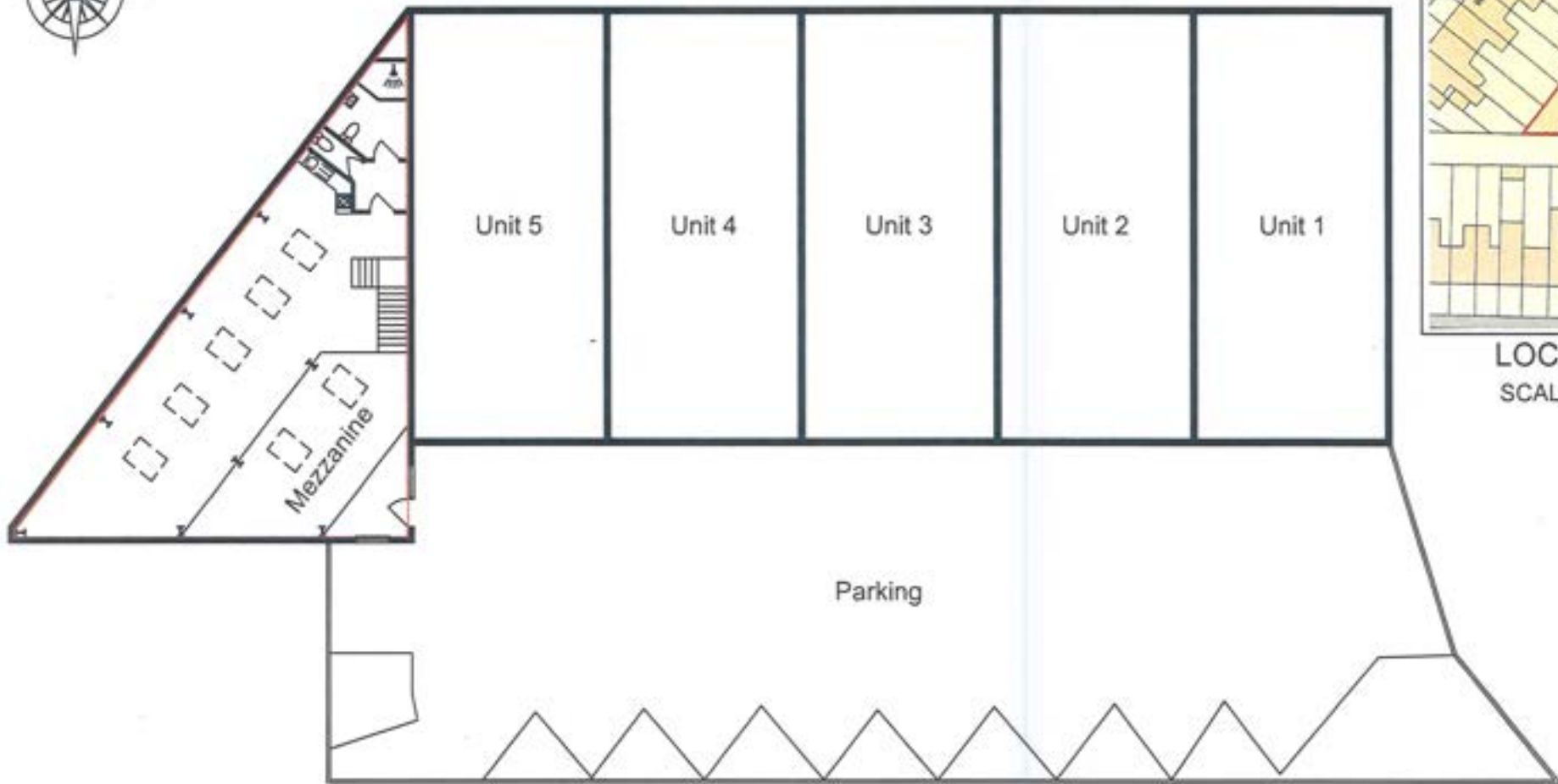
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Measurements

Measurements	m <sup>2</sup>	sq. ft.
Ground Floor	95.41	1027
Mezzanine	25.36	273
Total Area	120.77	1300





LOCATION PLAN  
SCALE: 1:1250

Ground Floor



EPC Assure Ltd	Drawing No.	Address	Title	Scale	Date
20-22 Wenlock Road London, N1 7GU T: 0845 388 3814	1 of 1	6 Torriano Mews London NW5 2RZ	Ground Floor & Mezzanine Lease Plan	1:200 @ A4	May, 2022

## Unit 6 Torriano Mews

Sarah Fofana <[sfofana@costar.co.uk](mailto:sfofana@costar.co.uk)>

Wed 06/09/2023 16:01

To:Metin Yildirim <[MY@Salter-rex.co.uk](mailto:MY@Salter-rex.co.uk)>

3 attachments (888 KB)

Screenshot 2023-09-06 155552.jpg; Screenshot 2023-09-06 155327.jpg; Screenshot 2023-09-06 154729.jpg;

Hi Metin,

Lovely speaking to you earlier. I've attached a screenshot of the audit form on CoStar alongside the property details as a reference.

Let me know if there's anything else I can help with.

Kind regards

Sarah



Sarah Fofana  
Client Relationship Consultant  
CoStar Group

+44 (0)20 3205 4628 | direct  
[sfofana@costar.co.uk](mailto:sfofana@costar.co.uk)

[www.costar.co.uk](http://www.costar.co.uk)  
NASDAQ: CSGP



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For Lease (Listing ID)	26/9/2022	Eoghan Mangan	45589811	Mezzanine	Take Off Market		26/9/2022
For Lease (Listing ID)	26/9/2022	Eoghan Mangan	45589811	Ground	Take Off Market		26/9/2022
For Sale (Listing ID 25713867)	1/6/2022	Caitlin Staff	0		3F Owner Can Occupy	1,791 SF	
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811	Mezzanine	Floor	Mezzanine	Mezzanine
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811	Ground	Area Available	1,027 SF	273 SF
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811	Ground	Space Added To Listing		16104368
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811		Attachment Added		Building Photo 21690069
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811		Attachment Added		Building Photo 261018499
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811		Attachment Added		Primary Photo 21680077
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811		Listing Contact Added		Metin Yildirim (5220414)
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811		Listing Added		25823843
For Lease (Listing ID 25823843)	1/6/2022	Eoghan Mangan	45589811	Ground	Space Added To Listing		16104367
Property (Property ID 8447984)	1/6/2022	Eoghan Mangan	45589811		Year Built		1900
Property (Property ID 8447986)	1/6/2022	Eoghan Mangan	45589811		GA	1,791 SF	1,300 SF
Property (Property ID 8447986)	1/6/2022	Eoghan Mangan	45589811		GBA	1,791 SF	1,300 SF
For Sale (Listing ID 25713867)	16/5/2022	Metin Yildirim	5220414		Attachment Added		Building Photo 261018499
For Sale (Listing ID 25713867)	16/5/2022	Metin Yildirim	5220414		Listing Contact Added		Metin Yildirim (5220414)
For Sale (Listing ID 25713867)	16/5/2022	Metin Yildirim	5220414		Listing Added		25713867
For Sale (Listing ID 25713867)	16/5/2022	Metin Yildirim	5220414		Attachment Added		Marketing Brochure/Flyer 26162678
For Sale (Listing ID 25713867)	16/5/2022	Metin Yildirim	5220414		Attachment Added		Other 261018499
Property (Property ID 8447986)	16/5/2022	Metin Yildirim	5220414		Attachment Added		Site Plan 26161501
Property (Property ID 8447986)	16/5/2022	Metin Yildirim	5220414		Attachment Added		Building Photo 261018499
Property (Property ID 8447986)	16/5/2022	Metin Yildirim	5220414		Secondary Type		Telecom Hotel/ Data Hosting
Property (Property ID 8447986)	16/5/2022	Metin Yildirim	5220414		Typical Floor	595 SF	650 SF

For Sale (Listing ID 2826441)	21/4/2023	📍 Sarah Fafara	15354881		Attachment Added		Marketing Brochure/Flyer 43262145
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881		Attachment Added		Building Photo 21690065
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881		Attachment Added		Property Photo 21690077
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881		Listing Contact Added		Metin Yildirim (5225434)
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881		Listing Added		2831218
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881	Ground	Attachment Added		Marketing Brochure/Flyer 43262145
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881	Ground	Attachment Added		Building Photo 43262141
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881	Ground	Attachment Added		Marketing Brochure/Flyer 43262148
For Lease (Listing ID 2831218)	27/4/2023	📍 Sarah Fafara	15354881	Ground	Attachment Added		Marketing Brochure/Flyer 43262157
For Sale (Listing ID 2571987)	26/9/2022	📍 Eoghán Morgan	4558981		Space Added To Listing		16810561
For Sale (Listing ID )	26/9/2022	📍 Eoghán Morgan	4558981		Listing Removed	2571987	
For Lease (Listing ID 2825643)	26/9/2022	📍 Eoghán Morgan	4558981		Status	Active	Withdrawn
For Lease (Listing ID )	26/9/2022	📍 Eoghán Morgan	4558981	Hezbollah	Listing Removed	28821940	
For Lease (Listing ID )	26/9/2022	📍 Eoghán Morgan	4558981	Ground	Space Off Market		26/9/2022
For Lease (Listing ID )	26/9/2022	📍 Eoghán Morgan	4558981	Ground	Space Off Market		26/9/2022