

2,527 sq ft  
**OFFICE FLOOR  
TO LET**



**141-145 KENTISH TOWN ROAD  
LONDON, NW1**

<b>LOCATION:</b>	The building is situated on the west side of Kentish Town Road close to the junction of Royal College Street. Camden Town and Kentish Town underground stations are both within short walking distance. The approach is via a security gate.							
<b>DESCRIPTION:</b>	<p>The available premises is the entire first floor comprising of open plan and cellular offices. There is also some additional space on the mezzanine floor of around 50 sq ft.</p> <p>The premises are available as a whole but my client may consider splitting the accommodation into two units.</p> <table><tr><td>1<sup>st</sup> Floor</td><td>1,887 sq ft to 2,527 sq ft</td></tr><tr><td>Mezzanine Floor</td><td>50 sq ft</td></tr><tr><td>Total</td><td>2,587 sq ft</td></tr></table>		1 <sup>st</sup> Floor	1,887 sq ft to 2,527 sq ft	Mezzanine Floor	50 sq ft	Total	2,587 sq ft
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Mezzanine Floor	50 sq ft							
Total	2,587 sq ft							
<b>AMENITIES:</b>	Unique building Entryphone System Ladies & Gentleman’s WC’s 24 Hour access Fitted Kitchen	Air Conditioning Alarm Strip Wood Floor Cellular Offices Security Gate						
<b>LEASE:</b>	A new Full Repairing and Insuring lease is available directly from the Landlord.							
<b>RENT:</b>	A reduced rent of £50,000 pa exclusive of rates, service charge and insurance.							
<b>RATES:</b>	TBA							
<b>LEGAL COSTS:</b>	Each party will be responsible for their own legal costs							
<b>POSSESSION:</b>	Upon completion of all legal formalities							
<b>VIEWING:</b>	<p>Strictly by appointment with the agents Davis Brown: Contact: Georgina Malcolm Tel: 0207 637 1066 Email: <a href="mailto:georgina@davis-brown.co.uk">georgina@davis-brown.co.uk</a> and Salter Rex (Alan Horsey – 020 7267 2071)</p>							