

Property Particulars



TO LET
Unit 21 Deane House Studios, NW5
Commercial Office on the Third floor



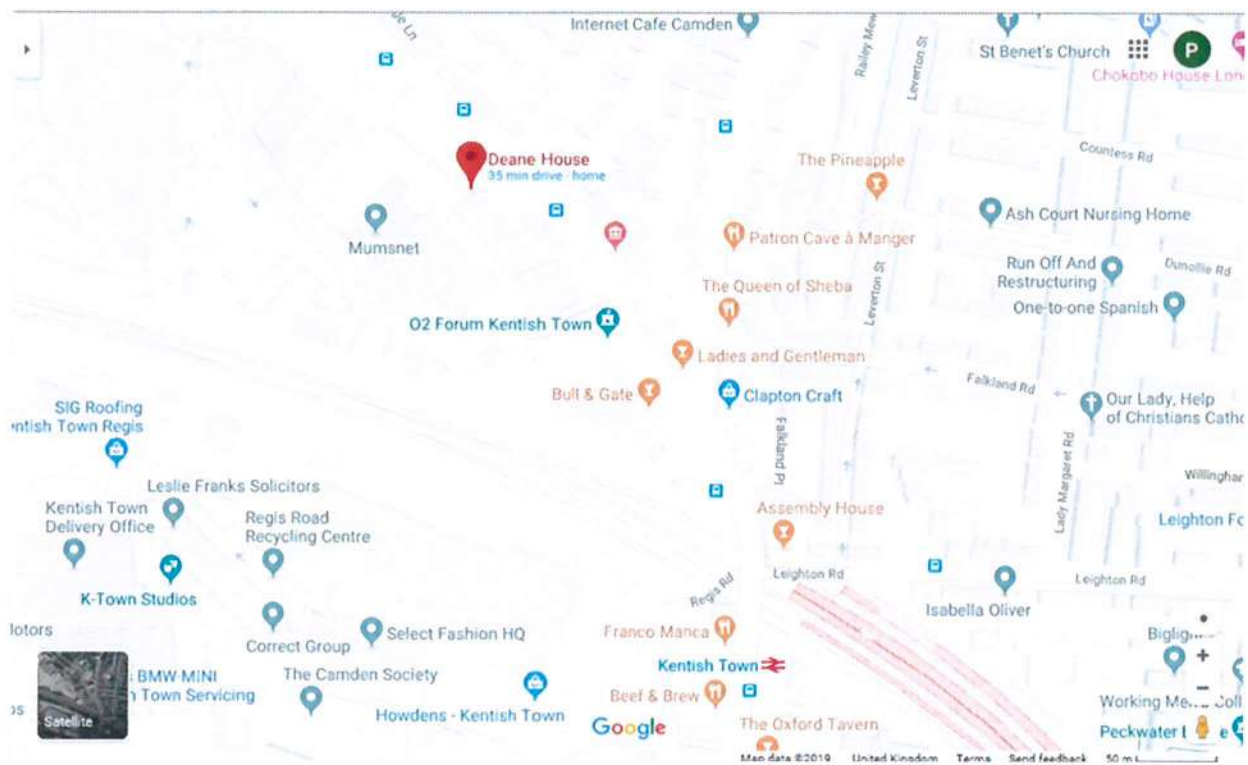
Location	Third floor office unit at Deane House Studios, a multi-let building constructed of brick. The building comprises of front reception desk and 2 passenger lifts. Deane House is located on Greenwood Place, off Highgate Road, Kentish Town and is approx. 10 minutes walk from Kentish Town underground station.
Accommodation	<p>The office is on the third floor, and benefits from a self-contained kitchenette. WC facilities are shared with other units on the third floor.</p> <p>The following is the approximate net internal area:</p> <p>Unit 21: approx. 162 m2 (1747 sq ft) NIA</p> <p>The incoming tenant will be required to design and fund the fit out of the premises for their own occupation.</p>
Planning	The current permitted use in planning terms covers B1 (office), within the Town and County Planning Use Classes Order. Other suitable uses may be considered subject to obtaining the necessary planning consent and Landlord's consent.
Rates	Rateable Value: The 2017 RV is £43,750
Terms	Subject to Contract a new lease in the council's standard format is available for each unit, for a term between 3 and 12 years with three yearly upwards only rent reviews. Legal costs to be borne by the ingoing tenant.
Uses	The Council is seeking offers for B1 office use.
Rent	Offers sought in the region of £59,300 per annum exclusive
Closing date	Offers to be submitted by Friday <u>4 October 2019 @ 5 pm.</u>
Viewings	<p>By appointment only on one of the following viewing dates:</p> <p>Tuesday 3 September 2019 @ 12.00 am Wednesday 11 September 2019 @ 2.30 pm Tuesday 17 September 2019 @ 12.00 pm Wednesday 2 October 2019 @ 2.30 pm</p> <p>Please email Priya.thakur@camden.gov.uk to confirm which date you wish to attend.</p>

Subject to Contract & the Council's Standard Conditions and Lease Terms

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTION ACT 1991. The London Borough of Camden give notice that: The particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the London Borough of Camden. All descriptions, dimensions and other particular are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in employment of the London Borough of Camden has any authority to make or give representation or warranty whatever in relation to these properties.

DATA PROTECTION ACTS 1984 & 1998 : The information provided by you is confidential, however we may pass on information to the Benefit Agency, Employment Services and other Departments of the Council and the Rent Officer. We may also use the information to prevent and detect fraud. Certain lease details may also be provided as comparable evidence to other commercial landlords/tenants and/or their retained advisors.

Property Services Division, London Borough of Camden
3rd Floor, 5 Pancras Square, N1C 4AG



Property Particulars



TO LET

Unit 11 Deane House Studios, NW5

Commercial Office on the Second floor



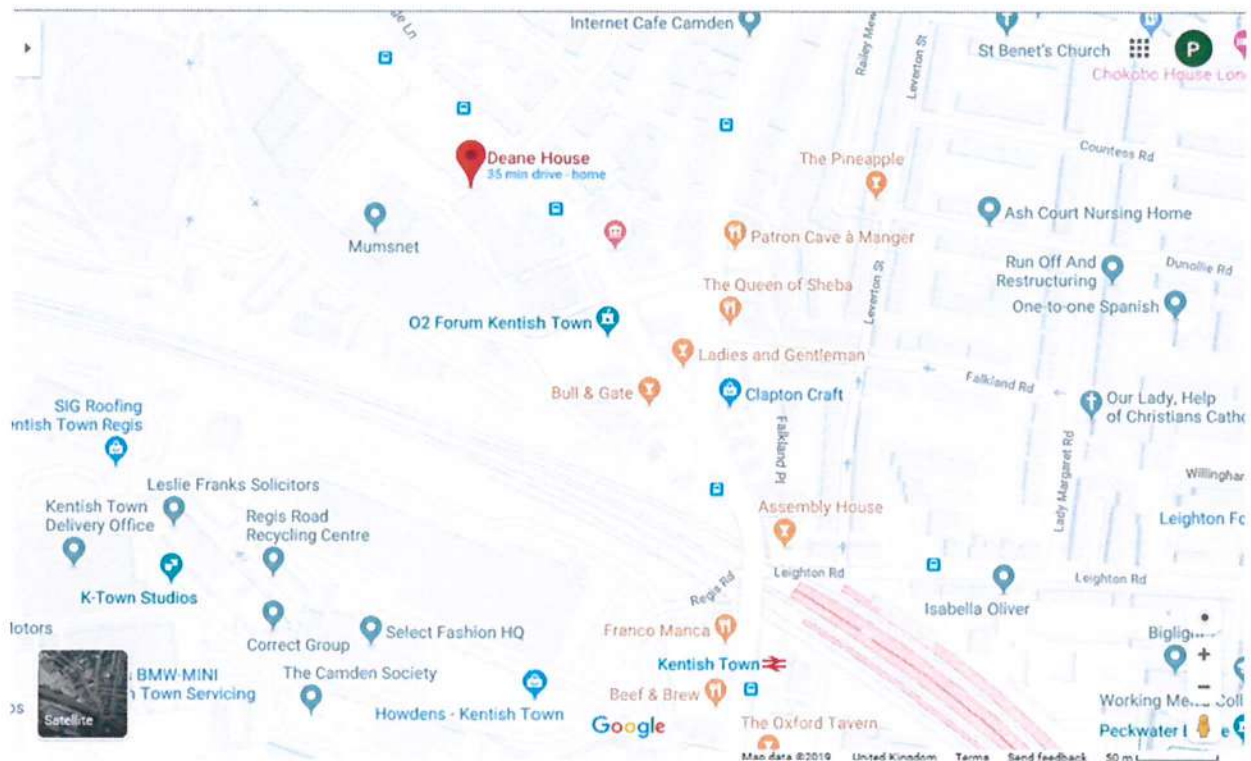
Location	Second floor office unit at Deane House Studios, a multi-let building constructed of brick. The building comprises of front reception desk and 2 passenger lifts. Deane House is located on Greenwood Place, off Highgate Road, Kentish Town and is approx. 10 minutes walk from Kentish Town underground station.
Accommodation	<p>The office is on the second floor, and benefits from a self-contained kitchenette. WC facilities are shared with other units on the second floor.</p> <p>The following is the approximate net internal area:</p> <p>Unit 11: approx. 139 m2 (1496 sq ft) NIA</p> <p>The incoming tenant will be required to design and fund the fit out of the premises for their own occupation.</p>
Planning	The current permitted use in planning terms covers B1 (office), within the Town and County Planning Use Classes Order. Other suitable uses may be considered subject to obtaining the necessary planning consent and Landlord's consent.
Rates	Rateable Value: The 2017 RV is £39,000
Terms	Subject to Contract a new lease in the council's standard format is available for each unit, for a term between 3 and 12 years with three yearly upwards only rent reviews. Legal costs to be borne by the incoming tenant.
Uses	The Council is seeking offers for B1 office use.
Rent	Offers sought in the region of £50,800 per annum exclusive
Closing date	Offers to be submitted by Friday 4 October 2019 @ 5 pm.
Viewings	<p>By appointment only on one of the following viewing dates:</p> <p>Tuesday 3 September 2019 @ 12.00 am Wednesday 11 September 2019 @ 2.30 pm Tuesday 17 September 2019 @ 12.00 pm Wednesday 2 October 2019 @ 2.30 pm</p> <p>Please email Priya.thakur@camden.gov.uk to confirm which date you wish to attend.</p>

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Property Services Division, London Borough of Camden
3rd Floor, 5 Pancras Square, N1C 4AG



Offices To Let

Imperial Works, NW5



Location

The property is set back 150m from Kentish Town high street, the property is accessed through Perren Street and is located on a cobble stone driveway, Ryland Road. Within close proximity to Kentish Town Underground Station (Northern Line & Overground) and Kentish Town West railway station. Frequent busses run through the high street and connect directly to the West End and City

Specification*

- *To be finalised
- Air Conditioning
- Lift
- Showers
- Cycle Facilities
- Terrace

Description

Striking warehouse conversion with original industrial features in the heart of Kentish Town, one of London's most vibrant areas.

Former piano factory benefitting from volume, light & character together with original architectural features.

Terms

Quoting Rent: On application

Business Rates: To be Confirmed

Service Charge: On application

Floor	Area (sq ft)	Area (sq m)
4 th Floor	1,978	183.76
3 rd Floor	3,423	318.01
2 nd Floor	3,423	318.01
1 st Floor	3,412	316.99
Ground	3,261	302.96
Lower Ground	2,885	268.03
	18,382	1,708

Contacts — For further information please contact

Brian Allen
Savills
0207 409 8778
bmallen@savills.com

Andrew Wedderspoon
Savills
0207 409 8706
awedderspoon@savills.com

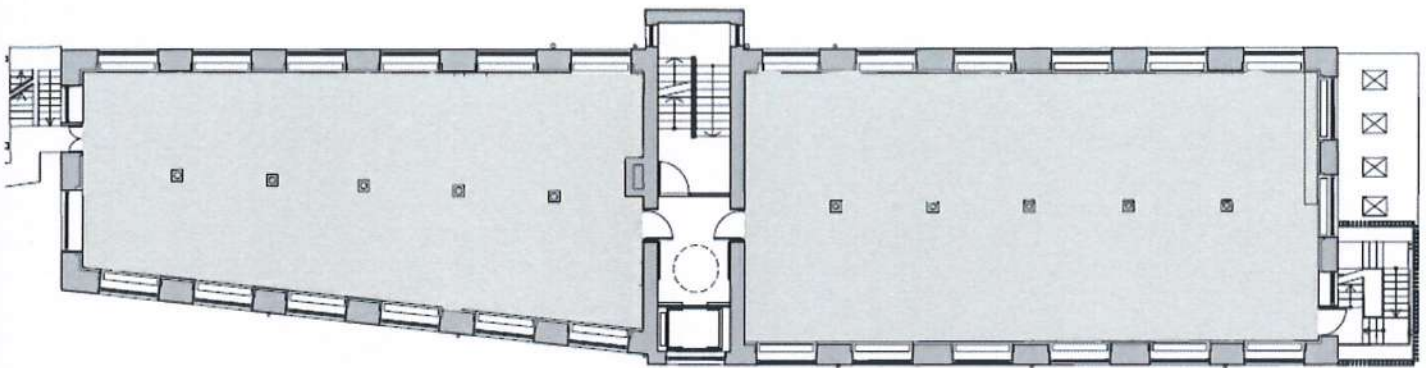
Joint Agent
Simon Rinder
Pilcher Hershman
0207 399 8611
Simonrinder@pilcherhershman.co.uk

savills

Typical Floor Plan (not to scale)

North Wing

South Wing



View from 4th floor Terrace



Contacts — For further information please contact

Brian Allen
Savills
0207 409 8778
bmallen@savills.com

Andrew Wedderspoon
Savills
0207 409 8706
awedderspoon@savills.com

Joint Agent
Simon Rinder
Pilcher Hershman
0207 399 8611
Simonrinder@pilcherhershman.co.uk

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. September 2020

[savills.com](https://www.savills.com)

savills



AVAILABLE - TO LET

CREATIVE OFFICES/ WORKSPACE

SPECTRUM HOUSE, GORDON HOUSE ROAD, GOSPEL OAK, LONDON,
NW5 1LP

Office

For Rent, 203 - 16,716 Sq Ft On Application

All enquiries to

020 7375 1801

strettons.co.uk

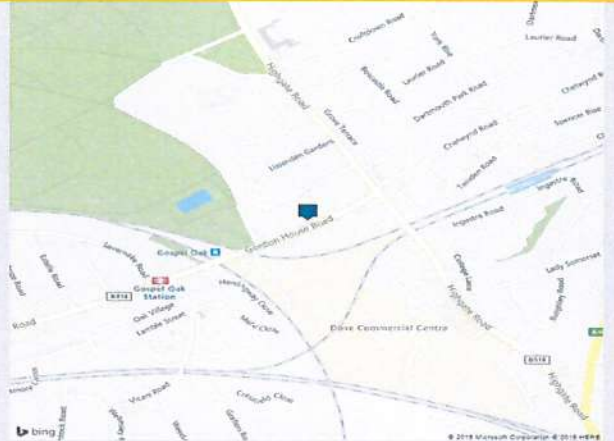


STRETTONS
EST 1931

SPECTRUM HOUSE, GORDON HOUSE ROAD, GOSPEL OAK, LONDON, NW5 1LP

Office

For Rent, 203 - 16,716 Sq Ft On Application



CREATIVE OFFICES/ WORKSPACE

Spectrum House offers a range of newly refurbished units in a variety of different sizes. Tenants have a unique opportunity to benefit from a traditional lease within a vibrant community. The workspace allows tenants to retain their brand identity and independence but can still benefit from all of the positives of a well managed building.

The units have been recently re-furnished offering a creative warehouse feel throughout.

Spectrum House is located on Gordon House Road, close to the junctions with Lisenden Gardens to the East and Highgate Road to the West. The property benefits from being a 2 minute walk from the famous Hampstead Heath which lends itself to being a fantastic natural amenity for tenants and employees.

It is located in close proximity to Kentish Town Underground Station - Victoria Line and Overground (13 min walk), Gospel Oak - Overground (3 min walk) and Kentish Town Underground Station - Northern Line (19 min walk).

Highlights

- Galvanised perimeter trunking
- Central heating
- Suspended Lighting
- Parquet wooden Flooring
- 24 Hour Access
- CCTV

Rent	On Application
Business Rates (Est)	Approximately - £9 per square foot.
Building type	Office
Service Charge (Est)	Upon application
EPC Rating	TBC

Contact us

Strettons

1-3 Sun Street, LONDON, EC2A 2EP
strettons.co.uk
020 7375 1801
@strettons1931

Jonathan Cuthbert

D 07817 657 079
jon.cuthbert@strettons.co.uk

Joe Tallis-Chisnall

D 0797 028 0653
joe.tallischnall@strettons.co.uk

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preliminary details

stylishly designed new self-contained b1c space under development

52 holmes road kentish town, nw5

4,288 sq ft gia approx – pc april 2020



location

holmes road is located within easy walking distance to kentish town underground station (northern line + thameslink connections) with the vibrant area surrounded by a number of bars & restaurants including joes kitchen, franco manca, the chicken shop and the forum, to name but a few

PILCHER LONDON
020 7399 8600
TELEPHONE

amenities

- exposed ceilings
- air conditioning
- self contained
- access 24/7/365
- brand new building
- currently shell + core
- outside space
- bike storage
- showers
- architecturally designed
- lift
- inter connecting staircase

accommodation

ground floor	1,919 sq ft
lower ground	2,369 sq ft
total	4,288 sq ft (gia approx)

terms

upon application



viewing

please contact joint sole agents;

pilcher london
julian wogman/ simon rinder
020 7399 8600

burlington green partners
adam Velleman/ toby leaman
020 7434 8780

PILCHER LONDON

020 7399 8600

TELEPHONE

Office to rent

Holmes Road, London, NW5

£80,000 pa (£6,667 pcm)



Property Description

Commercial information

■ 3,850 sq ft (357 sq m)

■ Use class orders: B1 Business and Class E

Letting information:

Furnishing:	Unfurnished
Letting type:	Commercial

Full description

Tenure: Leasehold

The premises are situated on the north side of Holmes Road close to the junctions of Kentish Town Road and Spring Place. The area is well served with restaurants and bars. Kentish Town underground (Northern Line) and Kentish Town West (Thames Link) are within a few minutes' walk, with numerous bus routes also serving the area.

The unit offers self-contained ground floor accommodation, benefitting from exposed industrial features, WC's/shower, and a kitchen. The premises has a prominent window frontage with parking for 2 cars via the private front forecourt. Alternative uses would be considered, subject to planning.

Rent = £80,000 per annum

Sale = In excess of £1.5m for the long leasehold interest with 141 years remaining

To view this property or request more details, contact:



TSP, London
190 Camden High Street, London, NW1 8QP
020 8012 4626 Local call rate

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

Kentish Town (0.1 mi)
Kentish Town West (0.3 mi)
Gospel Oak (0.5 mi)

Distances are straight line measurements from centre of postcode

To view this property or request more details, contact:



TSP, London
190 Camden High Street, London, NW1 8QP
020 8012 4626 Local call rate

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Map data ©OpenStreetMap contributors.

Alexander
Reece
Thomson

* CGL of Development



Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. **SUBJECT TO CONTRACT**



TO LET – MEDIA STYLE OFFICE - VIRTUAL TOUR AVAILABLE
77 FORTRESS ROAD, LONDON, NW5 1AG



3,036 SQ. FT. (282.05 SQM)

LOCATION (GOOGLE MAPS) [LINK](#)

VIRTUAL TOUR [LINK](#)

The property is situated off Fortress Road in Kentish Town which is very well connected by public transport. Kentish Town station is within 0.3 miles, providing Northern Line & Thameslink services to the heart of the city. The property is a short walk from Kentish Town high Street, which is home to numerous artisan restaurants & cafes.

rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.



rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

DESCRIPTION

The property is a former warehouse which has been converted into offices. The conversion has been sympathetic to the original use and there are still many original features throughout including iron columns and exposed wooden flooring. The offices provide a mixture of open plan accommodation with kitchen/breakout area and 4 meeting rooms/post production workspaces.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Fitzrovia
Size (sq. ft.)	3,036
Quoting Rent (p.a.) exc	£98,670
Rates Payable (p.a.)	£14,760
Service Charge (p.a.)	£4,371
Estimated Occupancy Cost (p. a.)	£117,801

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

- Dual Aspect Natural Light
- Good Ceiling Height
- Exposed Timber Flooring
- Meeting Rooms
- Post Production Workspace
- Kitchenette/Breakout Area
- WC's & Shower Facilities
- Central Heating
- 24/7 Access

VIEWINGS:

Strictly through Robert Irving Burns & TSP

Elliot Simmons
Tel 020 7927 6339
Email: elliott@rib.co.uk

Henry Bacon
Tel 020 7927 0646
Email : henry@rib.co.uk

TSP

David Simnock
Tel: 020 7284 9050
Email: ds@tspuk.com

Bradley Sharp
Tel : 020 7284 9050
Email: bsharp@tspuk.com

IMPERIAL WORKS, PERREN STREET, NW5 3ED

CREATIVE WORKSPACES WITHIN MEWS STYLE BUILDING FOR RENT



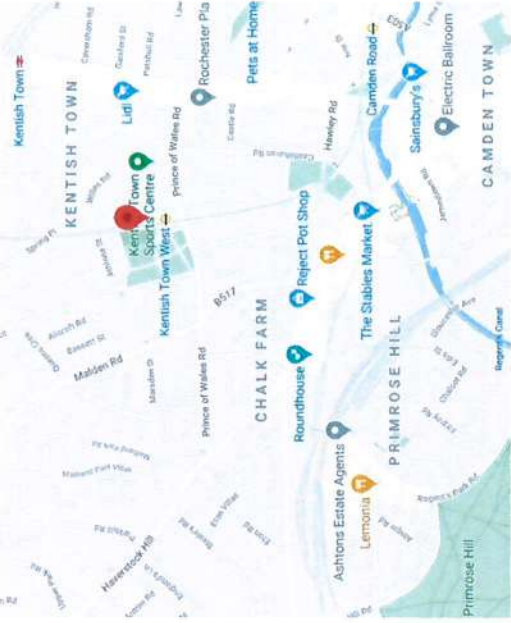
250 – 2,962 SQ. FT.

Key Points

- Range of creative workspaces on flexible terms
- Furniture available
- Large reception area with commissionaire
- DDA compliant with passenger lift
- Fibre connectivity
- 2 minutes' walk to Kentish Town West Overground station.

020 7284 9040
www.tspuk.com





DESCRIPTION

A creative work hub providing contemporary private workspaces with access to communal amenities including a casual seating area, manned reception, and outside space to the rear of the property. Offices throughout the building have excellent volumes of light, and are designed to a modern, warehouse style finish.

LOCATION

The property is accessed via Perren Street, off Ryland Road. It is approximately 150m from Kentish Town Road which is home to numerous independent and national retailers and eateries., Kentish Town (Northern line/Thameslink) and Kentish Town West (Overground) stations are within 0.3 and 0.1 miles of the property respectively.

AMENITIES

- Creative Workspaces With Fibre Connectivity
- Large Reception Area With Commissionaire
- Outside Space & Bike Storage
- Excellent Volumes Of Light
- Polished Timber Wood Flooring
- Air-Conditioning
- Private Kitchenettes
- DDA Compliant & Passenger Lift.
- Furniture available by separate negotiations

TERM

New effective full repairing and insuring leases available for a term to be agreed.

VAT

The building is elected for VAT

EPC

'B' Rating

FLOOR	SQ FT APPROX	RENT PER ANNUM	SERVICE CHARGE PER ANNUM	RATES PER ANNUM	ALL INCLUSIVE PER MONTH	AVAILABILITY / STATUS
Ground	250	£8,125	£1,375	£3,375	£1,073	Available
First (N)	2,096	£66,820	£11,308	£27,756	£8,824	Available
Second (S)	656	£21,320	£3,608	£8,856	£2,816	Available
TOTAL	2,962	£96,265	£16,291	£39,987	£12,712	

PLEASE CONTACT:

DAVID SIMNOCK
Tel: 020 7284 9050
Mob: 07917 770 326
ds@tspuk.com

HARRISON EAGLES
Tel: 020 7290 0599
Mob: 07940 930 930
harrison@ldg.co.uk

OFFICE SPACE TO LET
LEIGHTON ROAD, LONDON NW5



- LOCATION:** The property provides an excellent situation being located on Leighton Road, a quiet road off the A400 Kentish Town Road. The property is well served by public transport being within walking distance of Kentish Town Road station, which provides access to LRT Northern Line, and in turn to the West End and City. Kentish Town station also provides national rail services via First Capital Connect Thames link services.
- THE PROPERTY:** The Property comprises of ground floor office building Fully re-furnished to a very high standard self-contained with its own kitchen and WC on the same level.
- EPC:** EPC is rated at 108 which equates to level E
- USAGE:** Any usage within Class B1/Possible D1 of the Town & Country User Classes) Order 1987
- LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in the transaction
- PRICE:** £40 Sq Ft + share of bill + Business Rates



AMENITIES:

W.C's
 Kitchen Area
 Three Phase Electricity
 Intruder and Fire Alarm System
 Central Heating
 24 Hour Access
 Air Conditioning

VIEWING: Only by appointment through the sole Agents 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)
 Fax: 020 7485 8488



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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.

Office to rent

Holmes Road, London, NW5

£2,019 pw





Property Description

Letting information:

Date available:

Now

Furnishing:

Unfurnished

Key features

- Meeting Room and Conference Facilities
- Kitchen
- 24 Hour Access
- Excellent Value
- Parking

Full description

Extremely large office to let, situated on Holmes Road, NW5. 3850sqft of lateral space, with shop front. Large open plan areas or can be used with current partitions.

The premises already has kitchen and toilet areas in place.

Situated on Holmes Road, NW5 just a short stroll from Kentish Town High Street and Kentish Town Station (Northern Line).

Available immediately.

To view this property or request more details, contact:



James Edward Properties, London
465C Hornsey Road, London, N19 4DR
020 3858 2879 Local call rate

map view

street view

Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address The pin shows the exact address of the property Street View is unavailable in this location You're in the centre of the property's postcode. Start exploring the local area from here. Take me back to the start

Nearest stations

Kentish Town (0.1 mi)

Kentish Town West (0.3 mi)

Gospel Oak (0.5 mi)

Distances are straight line measurements from centre of postcode

To view this property or request more details, contact:



James Edward Properties, London
465C Hornsey Road, London, N19 4DR
020 3858 2879 Local call rate

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ADVERTISED Since 2019 March (Reduced from £35. (25 Sept))

SALTER REX

Chartered Surveyors & Estate Agents LLP



KENTISH TOWN ROAD, NW5

B1 Office Space To Let

APPROX 1886 SQ. FT.

**Alexander
Reece
Thomson**

ONE HAMPSHIRE STREET, KENTISH TOWN LONDON NW5 2TE

* CGI of Development



3 x Ground Floor Commercial Units Available For Sale or To Let (936 – 3,541 SQ.FT.)

LOCATION

The property is located in Kentish Town, on the east side of Hampshire Street, close to the junction with Torriono Avenue. The transport links are excellent with Kentish Town Station (Thameslink & Northern Line) 0.5 miles to the west and Caledonian Road Station (Piccadilly Line) 0.7 miles to the east.

DESCRIPTION

One Hampshire Street is a new development due for practical completion in Q2 2021. The development will comprise 3 x ground floor commercial units and 16 x residential apartments. Units 1 and 2 can be knocked through to make one larger unit.

The commercial units are available together or separately on a light 'Turnkey' basis (carpeted floors, painted walls, bathrooms and lighting). All 3 commercial units can be connected via an indoor garden at the rear of the building with a retractable roof. There is potential for D1/D2 Use, subject to planning.

TERMS

The premises are available either under new 999 year leases at a peppercorn rent or occupational lease granted on effective FRI terms.

	PRICE	RENT PA	SIZE (approx.)
Unit 1	£685,000	£45,000	1,206 SQ.FT. (112 sq.m.)
Unit 2	£585,000	£38,000	936 SQ.FT. (87 sq.m.)
Unit 3	£795,000	£50,000	1,399 SQ.FT. (130 sq.m.)
Unit 1&2	£1,270,000	£83,000	2,142 SQ.FT. (199 sq.m.)
Units 1-3	£2,065,000	£133,000	3,541 SQ.FT. (328.97 sq.m.)

SERVICE CHARGE

TBC

BUSINESS RATES

To Be Assessed

VIEWING

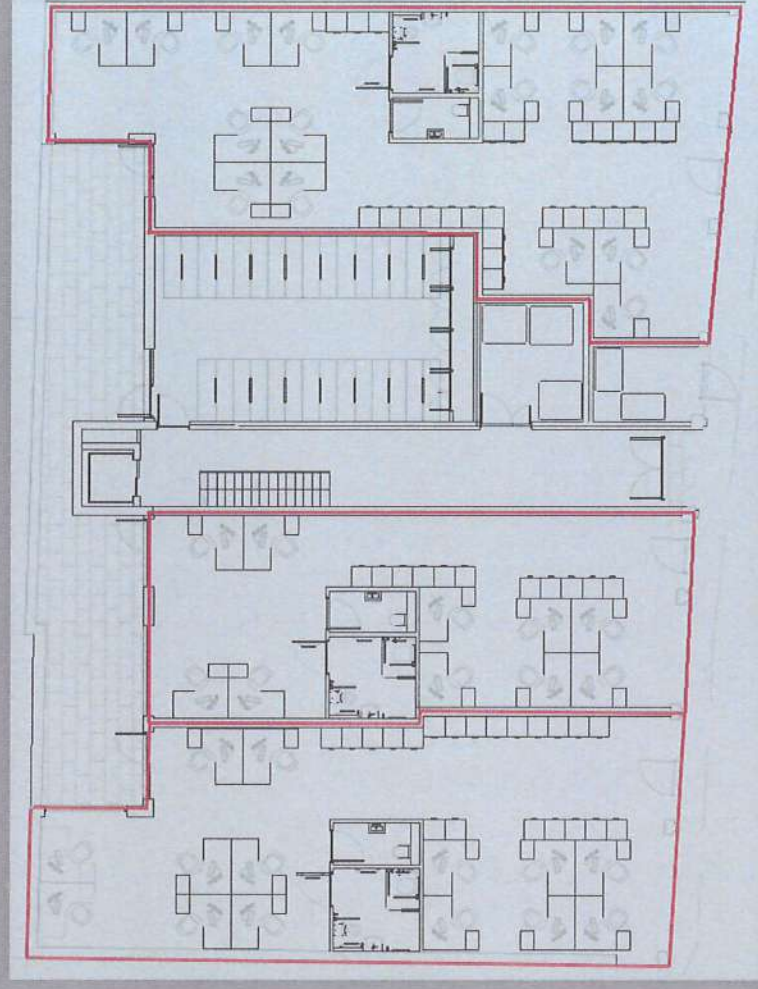
Please contact the letting agents:

ART Surveyors: 020 7486 1681

Seb Norman
sebnorman@artsurveyors.co.uk
020 7034 3395

Oliver Hayes
oliverhayes@artsurveyors.co.uk
020 7034 3390

Hattie Salkeld
hattiesalkeld@artsurveyors.co.uk
020 7034 3391



Unit1

Unit 2

Unit 3