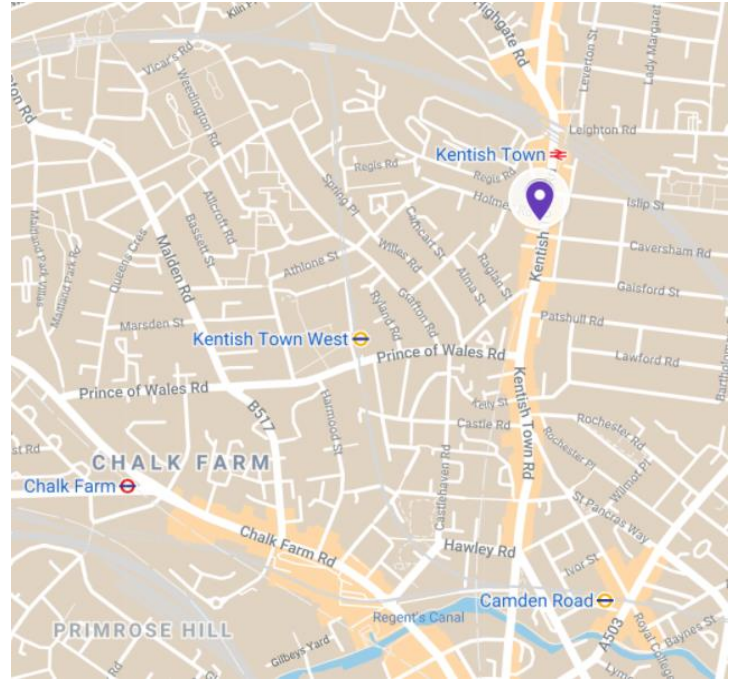




Offices to Let 219 – 14,877 Sq ft *“Furnished, Plug & play Offices to let”*

293-299 & 301-305, Kentish Town Road, NW5



Description

The property comprises two interconnected office buildings of masonry construction. The available space has been refurbished and is fully fitted with multiple meeting rooms, break out/kitchen areas and a large roof terrace.

The office accommodation benefits from dual access both through the ground floor unit which fronts onto Holmes Road as well as a communal Kentish Town Road entrance.

The space is available floor by floor or as a whole.

Location

The property is located on Kentish Town Road, the area’s main commercial thoroughfare, and the adjoining Holmes Road. Major retailers close by include Costa Coffee, Pret à Manger, Sainsburys and Tescos along with HSBC and Barclays Bank adjacent.

Transport links via underground and over ground are excellent with access to the Northern Line at Kentish Town station which is within 5 minutes’ walk.

FLOOR	293-299 KTR		301-305 KTR		TOTAL
	Size (sq ft)	Status	Size (sq ft)	Status	Size (sq ft)
3 rd	3,055	Available	-	Available	3,055
2 nd	3,163	Available	1,813	Available	4,976
1 st	840	Available	5,373	Available	6,213
Ground	219	Available	413	Available	632
Total	7,278		7,599		14,877

Contact us **BBG Real Estate Advisers**



Amenities

- Fully fitted/ plug & play office space
- Office and meeting room furniture including desks & pedestals available by agreement
- Mix of floor boxes and perimeter trunking
- Cabling in situ
- Exposed services
- Comfort Cooling
- Kitchenettes
- Refurbished WC's
- Bike racks & shower facilities
- Security system with 24-hour access



TERMS:

The space is available on a new lease from the Landlord on flexible terms by arrangement. The leases will exclude the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 Part II as amended.

RENT:

£39.50 psf

RATES:

£15.00 psf (22/23) (TBC)

S/C:

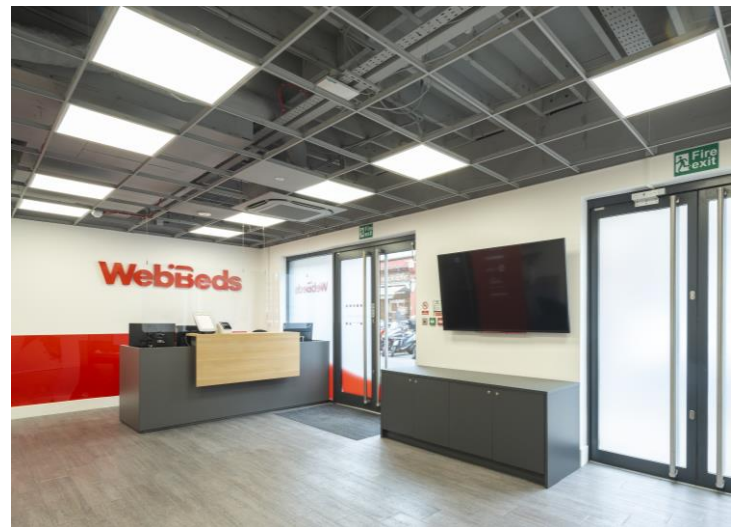
£TBC

VAT:

No VAT is currently payable on the rent.

EPC:

Full EPC available on request

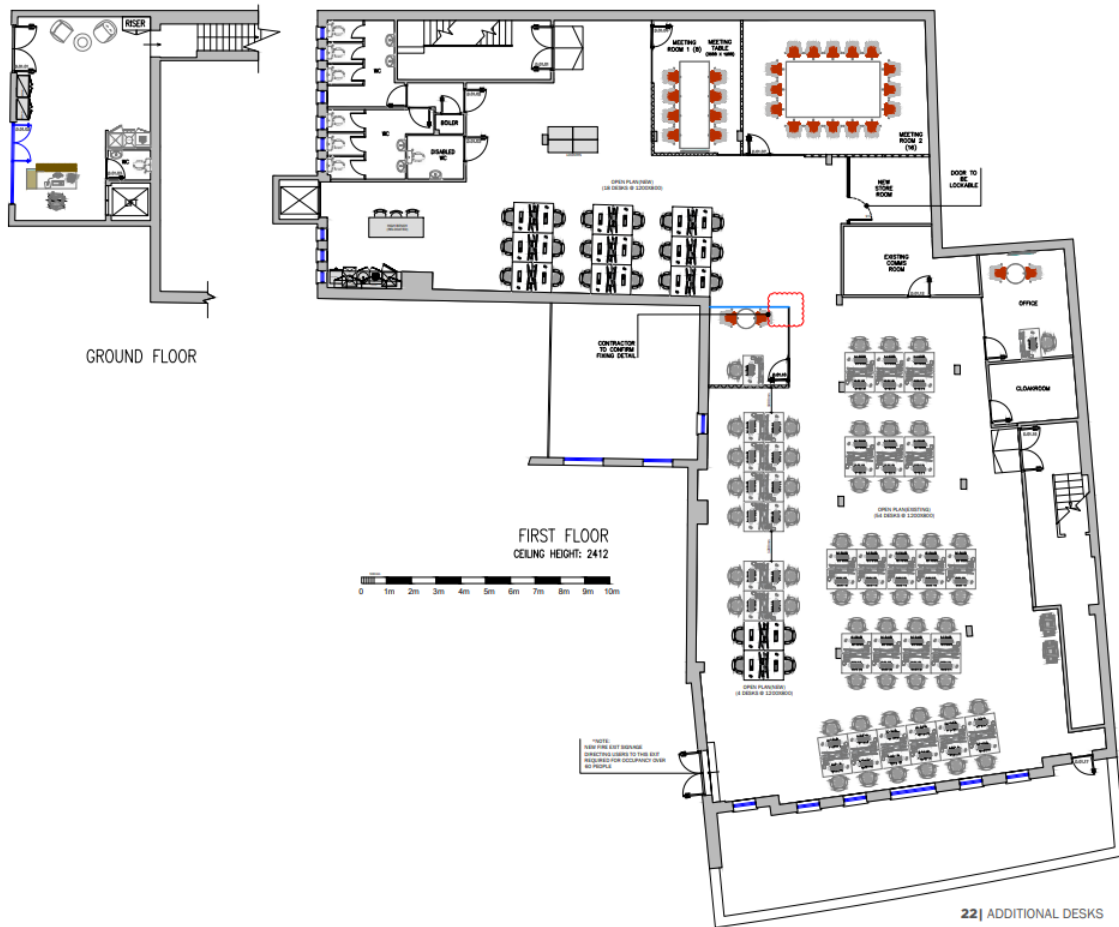




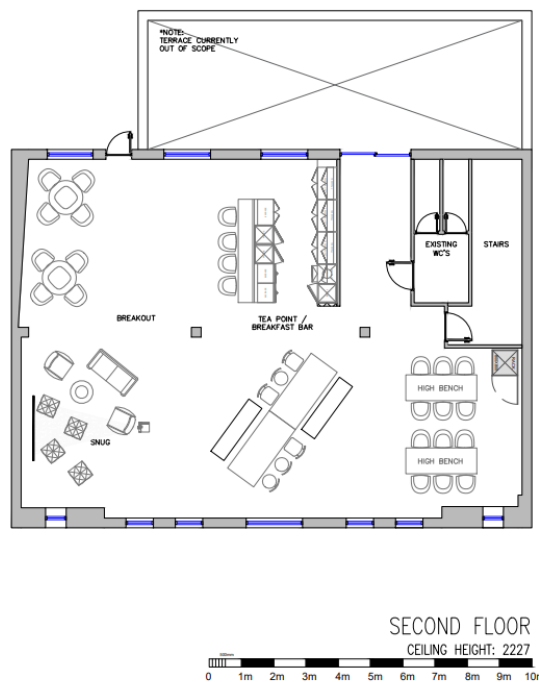


301-305 Kentish Town Road Floor Plans

Ground and 1st Floor



2nd Floor



301-305 Kentish Town Road Axonometric

