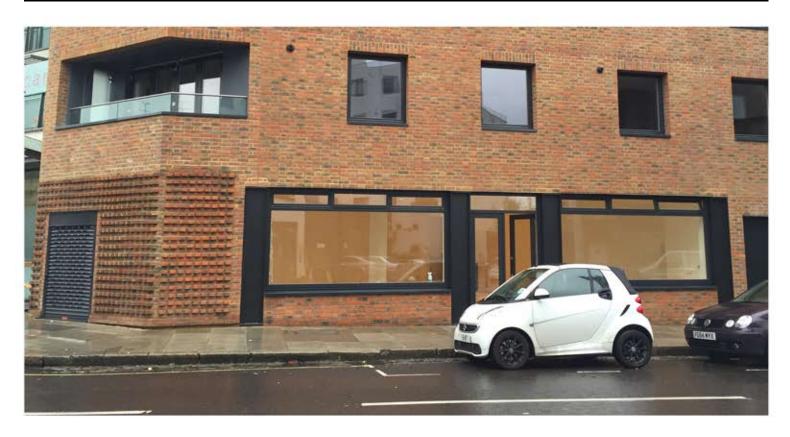
# **Kentish Town/Camden Offices**

61-63 Holmes Road, London, NW5 3AN

BRAND NEW GROUND FLOOR OFFICES 1,100 SQ FT - FOR SALE





We know Camden because we're in Camden

Bruce
Commercial Estate Agents
0207 267 6772

# Camden/Kentish Town Offices

61-63 Holmes Road, London, NW5 3AN

BRAND NEW GROUND FLOOR OFFICES 1,076 SQ FT VIRTUAL FREEHOLD





#### Location

The building is located on the apex of Holmes Road which connects Kentish Town Road and Grafton Road. Kentish Town Underground and Overground is just a short walk.

### Accommodation

The ground floor of this newly constructed building is being offered in an enhanced shell condition with an extensive window frontage, new LED lighting and raised wooden floors.

#### Virtual Freehold

An assignement of a 999 year lease at a peppercorn

#### **Price**

**Upon Application** 

#### Rates

To be assessed

## Legal Costs

Each party is to be responsible for their own legal costs however the proposed purchased will be responsible for any abortive costs up to £1,500 plus VAT.

Accomodation	Metric	Imperial
Ground Floor	100 sq m	1,076 sq ft
Total	100 sq m	1,076 sq ft

Gross internal areas

EPC: An EPC has been commissioned

**Occupation: Immediate** 

By appointment strictly through Joint Sole Agents

Bruce. Neil Sint or Sam Dulberg 0207 267 6772

RIB Damien Field or Ben King 0207 637 0821

Subject to contract

www.brucecommercial.co.uk

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