

KENTISH TOWN OFFICES 74a Holmes Road, NW5 3AT

GROUND FLOOR OFFICES 2,045 SQ FT WITH HIGH CEILINGS TO LET



Amenities

- Polished concrete floors
- Under floor heating
- Dual window frontage
- 3.8m high ceilings
- Under floor trunking
- Kitchenette
- Loading doors
- Electric roller shutters

April 2017

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Bruce.
Commercial Estate Agents
0207 267 6772

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Location:

This prominent property is situated on a corner position on the apex of Holmes Road and benefits from a dual frontage, one having double doors suitable for loading. Kentish Town Mainline and Underground Stations together with Kentish Town West, Overground are nearby as are the facilities of the High Street.

Accommodation:

A ground floor office unit of 2,045 sq ft providing open plan accommodation with fantastic natural light, 3.8m high ceilings, polished concrete floors, designer lighting fresh air system and under floor heating. There is a dropped kerb and double doors on the rear elevation to facilitate loading. The unit has a DDA toilet and kitchen.

Electric roller shutters secure the unit.

Lease: A new lease is available for a term by arrangement.

Rent: £80,000 pax

Rates: The rates payable for 2017/8 are £25,013

Service Charge: Limited

EPC: The property has an EPC rating of B

Use: B1 offices

Legal Costs:

Each party will be responsible for their own Legal Costs, however in the event of the tenant withdrawing, they will be responsible for the landlord's legal fees.

Occupation: Upon completion.

Viewing:

By appointment through Joint Agents

Bruce. Neil Sint/Adam Ben Harosh 0207 267 6772

Simon Korn. Tom Korn/Josh Gilbery 0207 499 6070

www.brucecommercial.co.uk

Subject to contract

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