

KENTISH TOWN OFFICES

11 Leighton Place, Leighton Road, London NW5 2QL

CHARACTER WAREHOUSE STYLE OFFICES TO LET
1,150 SQ FT WITH PRIVATE TERRACE



Location:

Leighton Place is a small and very attractive cul-de-sac located off Leighton Road just a few minutes walk to Kentish Town Road and Kentish Town Mainline and Underground Station. There are a mixture of office and residential units in the street.

Accommodation:

The ground floor offers 1,150 sq ft of open plan accommodation with a large kitchen, toilet and shower. There is a private and secluded terrace at the back of the property.

Lease: A new lease is available for a term of 6 years subject to a rent review at the 3rd year. The lease will be granted Outside the Landlord & Tenant Act.

Rent: £42,250 pax

Legal Cost: Each party is to be responsible for their own legal costs however in the event of the tenant withdrawing from the transaction, they will be liable for the landlords cost up to £1,500. plus VAT.

EPC: An EPC has been commissioned.

Rates: The rateable value is £9,500 (Subject to Verification) This is below the rates threshold meaning there are no rates payable in the current year.

Amenities

- Wooden Floors
- Central heating
- Private terrace
- High ceilings
- Large industrial style windows
- Large kitchen
- Shower

By appointment strictly through Sole Agents Bruce.

0207 267 6772

info@brucecommercial.co.uk

www.brucecommercial.co.uk

Subject to contract

June 2017

Bruce.
Commercial Estate Agents
0207 267 6772