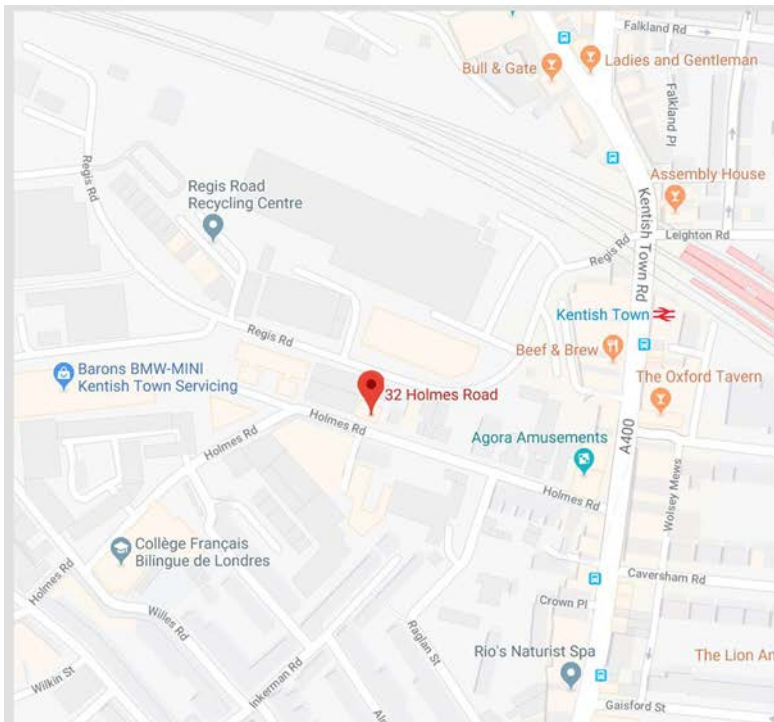


KENTISH TOWN OFFICES 32 Holmes Road, NW5 3AB

GROUND FLOOR OFFICES 3,850 SQ FT WITH EXPOSED CEILINGS



Amenities

- Air conditioning
- Window frontage
- Exposed ceilings
- Kitchen/breakout area
- Phone rooms/small meeting rooms
- 2 forecourt parking spaces
- Wood flooring
- Showers

Summer 2018

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Bruce
Commercial Estate Agents
0207 267 6772

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KENTISH TOWN OFFICES 32 Holmes Road, NW5 3AB

GROUND FLOOR OFFICES 3,850 SQ FT WITH EXPOSED CEILINGS



Location:

The building is located on the north side of Holmes Road, close to Kentish Town Road where there are an array of shops, cafe's and restaurants. The property is just a short walk to Kentish Town Underground and Overground stations.

Accommodation:

A self contained ground floor office unit of 3,850 sq ft currently used by an engineering company servicing central London. The unit provides essentially open plan accommodation currently arranged as 2 sales/admin areas, a large meeting room, kitchen/breakout area, 2 phone rooms, stores and a repair area toilets and showers, all of which is divided by demountable partitioning or breeze block walls. The unit has a glazed window frontage and 2 forecourt parking spaces. The property would suit a variety of uses including fashion or full office use.

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

Rent: £135,000 per annum exclusive

Rates: The rateable value for the property is £48,500 indicating rates payable of £20,750, just £5.40 per sq ft. Interested parties are advised to verify this figure themselves.

Service Charge: To be confirmed

EPC: The property has an EPC rating of D

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 Sole Agents

Bruce. Neil Sint 0207 267 6772

More pictures are available on

www.brucecommercial.co.uk

Subject to contract

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