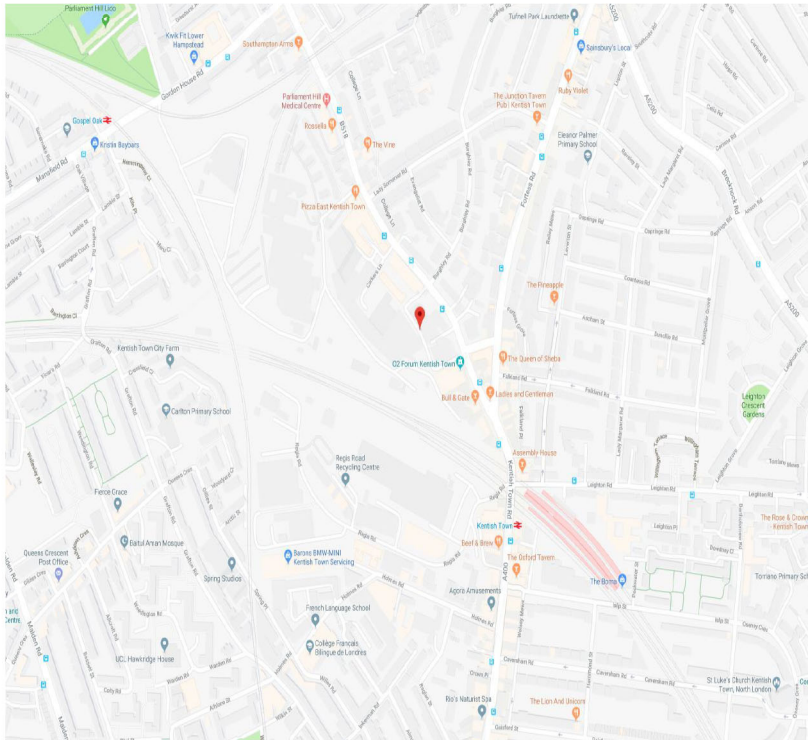


KENTISH TOWN OFFICES

33 Greenwood Place NW5 1LB
1060/2610/3670 SQ FT (340 SQM)



Amenities

- Air conditioning
- High ceilings
- Great natural light
- Loading
- 1Gb Fibre line
- On-site security
- Kitchen
- Private toilets

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Bruce.
Commercial Estate Agents
0207 267 6772

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KENTISH TOWN OFFICES

33 Greenwood Place NW5 1LB
1060/2610/3670 SQ FT (340 SQM)



Location:

The property is located on Greenwood Place between Kentish Town & Gospel Oak adjoining Highgate Studios. The property is just a few minutes walk to either Kentish Town Underground & Mainline and Gospel Oak Overground which serves Stratford Barking & Richmond. Pizza East, The Bull & Gate, o2 Forum, The Assembly House, The Vine are all close by.

Accommodation:

The ground floor offers office and production space in a warehouse style setting, with high ceilings, plenty of natural light & secure loading. The accommodation is air conditioned and arranged in open plan, with private toilets and a kitchen. There are further toilets on the common parts.

Units of 1,066 sq ft, 2,610 sq ft or 3,670 sq ft are available.

Terms: A new lease is available for a term by arrangement

Rent: From £30.00 per sq ft

Rates: We are advised that the rateable values are £23,500 & £58,000 circa **£10.50 per sq ft**. Interested parties are advised to verify this figure themselves.

Service Charge: The on account service charge is between £4.50 & £5.00 per sq ft.

Legal Cost: Each party is to be responsible for their own legal costs however in the event of the tenant withdrawing they will be responsible for the landlord's costs.

EPC: The EPC rating for the building are 74 & 76

Deposit: A rent deposit will be required

Occupation: Immediate

Use: B1 offices

By appointment strictly through Sole Agents
Bruce.

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www.brucecommercial.co.uk

Subject to contract

Autumn/Winter 2018

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