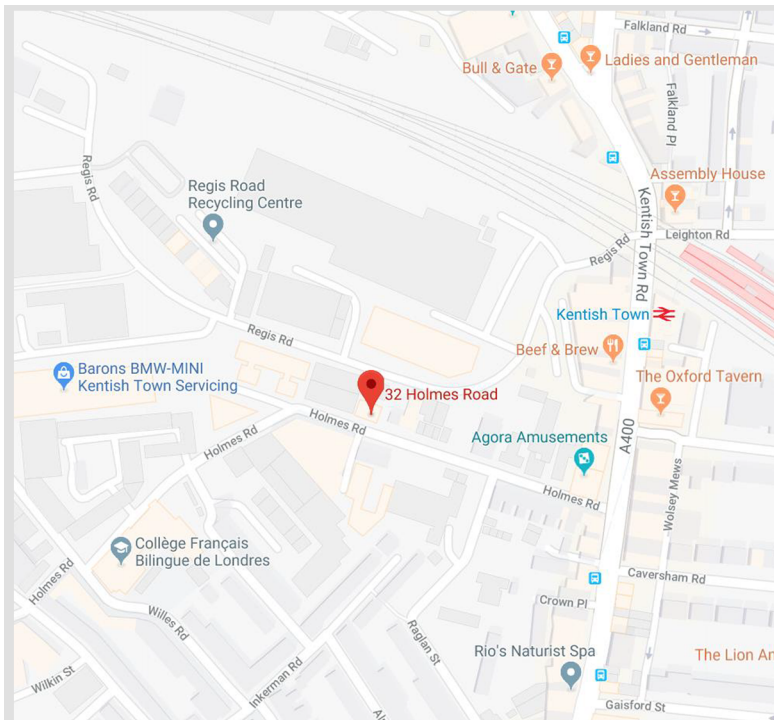


# 32 Holmes Road, NW5 3AB

KENTISH TOWN OFFICE/WORKSHOP/SHOWROOM/STORAGE

GROUND FLOOR 3,850 SQ FT WITH EXPOSED CEILINGS & PARKING



## Amenities

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

Summer 2019

**We know Camden because we're in Camden**

**Bruce**  
Commercial Estate Agents  
0207 267 6772

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable for any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection, search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT.

# 32 Holmes Road, NW5 3AB

**KENTISH TOWN OFFICE/WORKSHOP/SHOWROOM/STORAGE**

**GROUND FLOOR 3,850 SQ FT WITH EXPOSED CEILINGS & PARKING**



#### Location:

Kentish Town is exceptionally well connected for access to the City, Holborn & West End by road and equally well served by Underground, overground giving access North/ South & East/ West and from Harpenden/St Albans down to Kent on the Thameslink.

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 Thameslink.

#### 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 with a large meeting room, kitchen/breakout area, 2 small phone rooms, storage areas 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, sales, storage and compnies that need to service central London.

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

**Rent:** £105,000 per annum exclusive

**TOTAL COST** circa £33.50 per sq ft

**Rates:** The rateable value for the property is £48,500 indicating rates payable of £20,750, just £5.50 per sq ft. Interested parties are advised to verify this figure themselves.

**Service Charge:** Circa £3,500 per annum.

**EPC:** The property has an EPC rating of D

**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](http://www.brucecommercial.co.uk)

Subject to contract

Summer 2019

**We know Camden because we're in Camden**

**Bruce**  
Commercial Estate Agents  
0207 267 6772