



IF YOU ARE LOOKING FOR INTERESTING

A most unusual self contained ground floor unit with a private entrance, high ceilings & a massive skylight. Available as a shell or fitted

65 Holmes Road
NW5 3AN

Office

TO LET

7,500 to 8,500 sq ft
(696.77 to 789.68 sq m)

- Private Entrance, Skylight, High Ceilings, Scope for Mezzanine Floors

Description

A most unusual ground floor unit of 7,500 sq ft with a private entrance. The unit has high ceilings and is covered by a massive skylight. There is scope for mezzanine areas to be used as offices or meeting rooms which could provide a further 1,000/1,500 sq ft. There are opportunities to use/rent on an ad-hoc basis an 80 seat cinema and presentation area in the adjoining building, owned by the client. The property can be let either in its existing shell condition or fitted to an agreed standard

Location

The building is located on Holmes Road just moments from Kentish Town Road the main High Street. Kentish Town Station is on the northern line & provides access north & south. The Station also links with the Thameslink which serves Harpenden/Luton down to Orpington, which also connects to Brighton. Kentish Town West which is roughly 7 minutes walk is on the London Overground and provides access east & west between Stratford & Richmond. Road links to the City, Holborn, West End, Camden and routes North are excellent.

The High Street offers staff an array of shops, cafes, bars & restaurants as well as supermarkets and other convenience units.

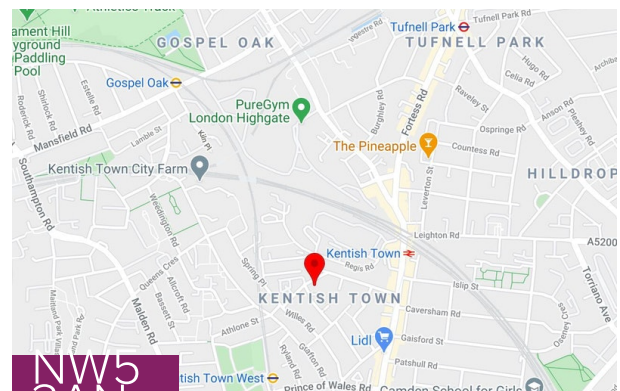
Accommodation

A self contained Ground floor unit in Shell conditioning with excellent ceiling height and scope to add mezzanine meeting rooms/offices.

Name	Sq ft	Sq m	Availability
Ground - A new self contained unit	7,500	696.77	Available
Total	7,500	696.77	

Specification

A shell unit that can be let in its existing condition or fitted to an agreed specification.



Summary

Available Size	7,500 to 8,500 sq ft
Rent	£30.00 per sq ft
Business Rates	Not yet assessed
Service Charge	£3.00 per sq ft
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Viewing & Further Information Neil Sint

0207 267 6772 | 0785 044 4697
neil@brucecommercial.co.uk

Bruce.
Commercial Estate Agents