

**20-30,000 SQ FT CENTRAL LONDON TV/FILM STUDIOS WITH  
6M CEILING HEIGHT IN AREAS, SECURE LOADING & GOODS LIFT**

**69 Holmes Road**  
NW5 3AN

Office

**TO LET**

**20,000 to 30,000 sq ft**  
(1,858.06 to 2,787.09 sq m)

- Shell Unit, Fantastic Loading, Totally Secure, Discrete, 80 Seat Private Cinema, 8,500 sq Offices, Large ground floor entrance, Goods lift

## Description

The building offers an exceptional opportunity for a TV or Film Studio to create a new facility in an excellent location on the fringe of central London which affords access to great transport and staff amenities.

The building can provide areas with ceiling heights of 6 metres which makes it suited to a Studio with all the edit suites, offices and back of house functions. As part of our Clients ownership, there is an 80 seat private cinema and a galleried presentation area which can be leased out. There are also 7,500-8,500 sq ft of creative offices, a reception area of 2,000 sq ft and covered loading for a Pantechnicon and several vans. The location is discrete and totally secure. Take a look at the video brochure.

## Location

Kentish Town is unbelievably well located for public transport with Kentish Town Underground (4-5 mins walk) providing a north south axis on the Northern line, & a link to the Thameslink which serves Harpenden to Orpington & on to Brighton as well as Kentish Town West (7-8 mins walk) which is on the London Overground providing and East West link between Stratford & Richmond. It also affords excellent road links to the City, Holborn, West End, Camden and all routes North.

From a staff perspective, the High Road which is just 2-3 minutes-walk, offers an extensive array of cafes, restaurants, Supermarkets, and convenience units as well as Pubs & Bars.

## Specification

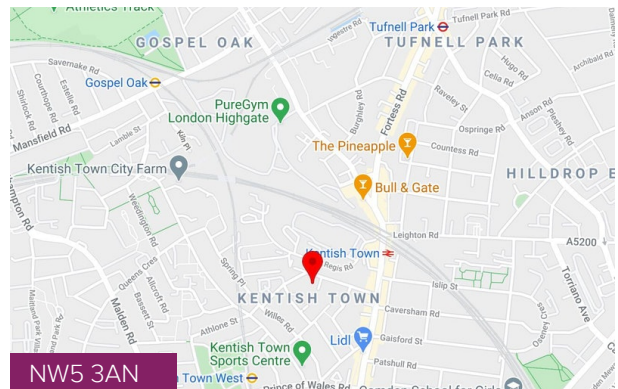
The unit is in shell condition so capable of configuration as required by a tenant.

## Viewings

By appointment through Bruce Commercial 0207 267 6772 07850 444 697

## Terms

A new lease is available for a term by arrangement



## Summary

<b>Available Size</b>	20,000 to 30,000 sq ft
<b>Rent</b>	£30.00 per sq ft
<b>Rates Payable</b>	£12.00 per sq ft
<b>Service Charge</b>	£5.00 per sq ft
<b>EPC Rating</b>	EPC exempt - Currently being constructed or undergoing major refurbishment

## Viewing & Further Information

### Neil Sint

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**Bruce.**  
Commercial Estate Agents