Bruce



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

69 Holmes Road

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 wells 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

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

refurbishment

Viewing & Further Information

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