



**A LOW RISE AMENITY RICH REFURBISHED BUILDING, 3,200 SQ FT WITH TERRACE, END OF TRIP FACILITIES, PARKING AND EXCELLENT TRANSPORT LINKS.**

## **The Bakery**

Kingsford Street, NW5 4JT

Office

**TO LET**

**3,200 sq ft**  
(297.29 sq m)

- TERRACE
- COMPREHENSIVE REFURBISHMENT
- TWO ENTRANCES
- NEW LED LIGHTING
- CAR PARKING
- NEW TRIPLE GLAZING
- LEVEL ACCESS AND DDA FACILITIES
- INTERNAL COURTYARD
- AIR CONDITIONING
- CCTV

# The Bakery, Kingsford Street, London, NW5 4JT

## Description

The Bakery is a stunning office building with high ceilings arranged over Ground & First floor together with a Mezzanine providing 3,200 sq ft of office space with an attractive terrace. The building has been comprehensively refurbished with new air conditioning, new triple glazed windows, new LED lighting, new fire alarm & new data cabling. It provides mainly open plan accommodation with two repurposed rooms on the ground floor with exposed brickwork set around an internal courtyard. The building can be approached from an entrance on Agincourt Road or from the mews entrance on Fleet Road. The building boasts end of trip facilities with bike racks, shower and parking. There is level access & DDA toilet facilities.

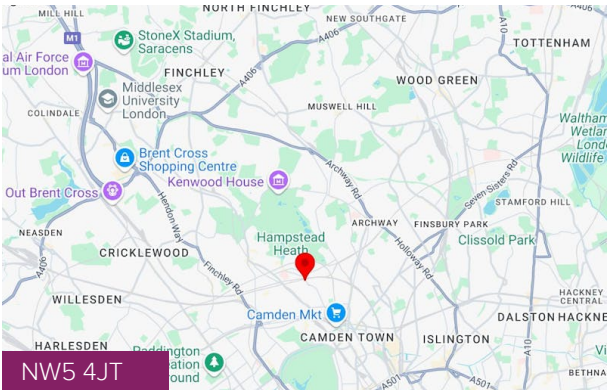
## Location

The building is located in South End Green where Camden, Kentish Town & Belsize Park meet. The building is a 6-7 minute walk to Belsize Park (Northern Line) & Gospel Oak or Hampstead Heath Overground Stations. South End Green boasts Gail's, Karma Bread, M&S Silverberry, Starbucks, Daunt Books Euphorium Bakery, Mimmo La Bufala and Giacobazzi's Deli to name but a few. There are lots of pubs with Beer Gardens including The Gate & The Stag.

## Accommodation

A low rise building arrange on Ground & First floor together with a mezzanine floor.

Name	sq ft	sq m	Availability
Ground - Office	1,500	139.35	Available
1st	1,250	116.13	Available
Mezzanine - office	450	41.81	Available
<b>Total</b>	<b>3,200</b>	<b>297.29</b>	



## Summary

Available Size	3,200 sq ft
Rent	£120,000 per annum
Rates Payable	£11 per sq ft
Service Charge	N/A
VAT	Applicable
Estate Charge	N/A
EPC Rating	B (50)

## Viewing & Further Information

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