

77 FORTRESS ROAD, KENTISH TOWN, NW5 1AG

CONVERTED WAREHOUSE MEDIA STYLE OFFICES FOR RENT

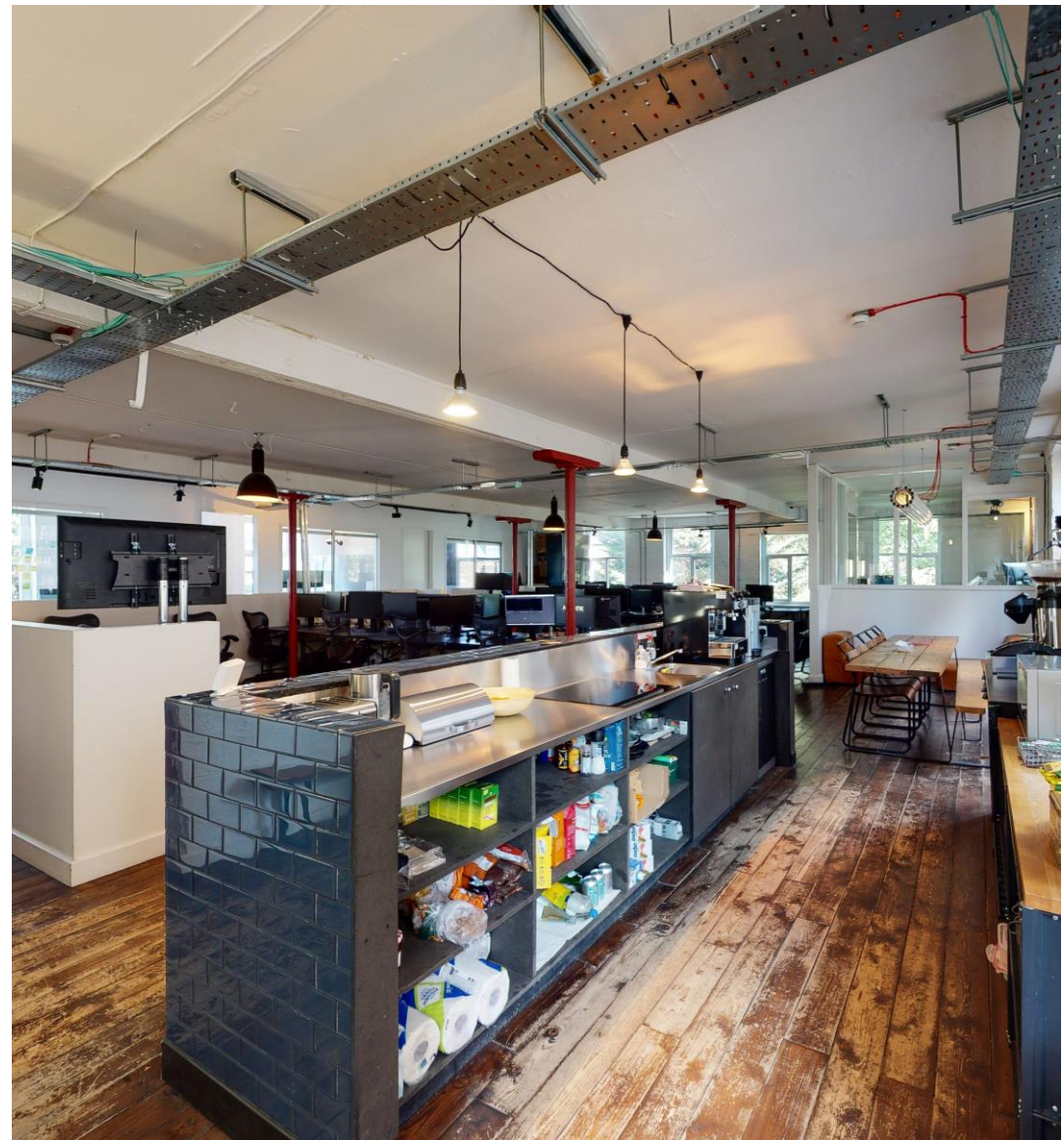


3,036 – 6,072 SQ. FT.

KEY FEATURES

- Excellent natural light
- Warehouse media-style
- Demised WC/shower
- Air-conditioning
- 24/7 access
- Goods lift
- Parking space available
- 3,036 – 6,072 sq. ft.
- *REDUCED RENT FROM £99,581 PA (£32.80PSF) INCLUSIVE OF RENT, RATES & SERVICE CHARGE*

020 7284 9040
www.tsp.co



VIRTUAL TOUR LINK BELOW:

<https://my.matterport.com/show/?m=Svdfh1kTeC5>

DESCRIPTION

The property is a former warehouse which has been converted into offices. The conversion has been sympathetic to the original use with many original features throughout including iron columns and exposed beams. The offices present warehouse media style accommodation over 1st and/or 2nd floors.

AMENITIES

- Fantastic natural daylight throughout
- Excellent Natural Light
- Air-conditioning
- Timber flooring
- Exposed beams
- Kitchenette
- 24/7 access
- WC's & Shower
- Parking available

LOCATION

The property is situated just off Fortress Road in Kentish Town. Tufnell Park (Northern line) & Kentish Town (Northern Line & Thameslink) stations are both within 0.3 miles of the property. The premises is a short walk from Kentish Town High Street which is home to numerous independent/national retailers

TERM

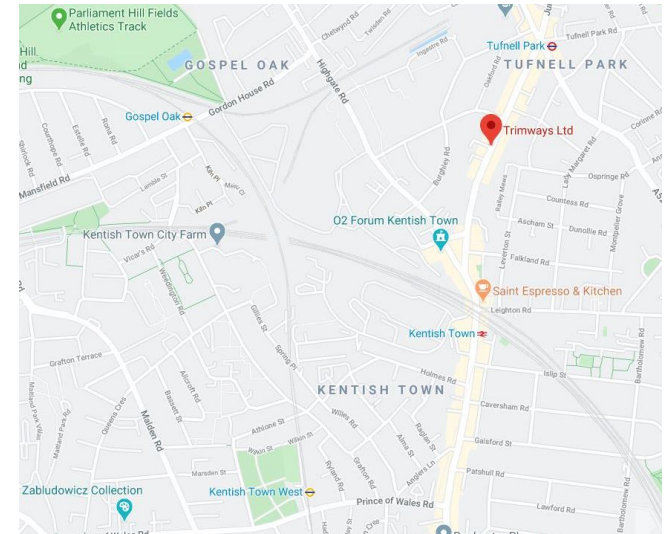
New effective full repairing and insuring leases available for a term to be agreed.

VAT

The building is NOT elected for VAT

EPC

'C' Rating



KENTISH TOWN | 77 Fortress Road, NW5 1AG

FLOOR	SQ FT APPROX	RENT (SQ FT)	SERVICE CHARGE APPROX (SQ FT)	RATES APPROX (SQ FT)	ALL INCLUSIVE PER ANNUM	ALL INCLUSIVE PER MONTH
2nd	3,036	£80,454 (£26.50)	£4,372 (£1.44)	£14,755 (£4.86)	£99,581	£8,299
1st	3,036	£80,454 (£26.50)	£4,372 (£1.44)	£14,755 (£4.86)	£99,581	£8,299
TOTAL	6,072	£160,908 (£26.50)	£8,744 (£1.44)	£29,510 (£4.86)	£199,162	£16,597

PLEASE CONTACT:



DAVID SIMNOCK
Tel: 020 7284 9050
Mob: 07917 770 326
ds@tsp.co

BRADLEY SHARP
Tel: 020 3813 3333
Mob: 07725 739 628
bsharp@tsp.co

ELLIOT SIMMONS
Tel: 020 7927 6339
Mob: 07584 437 781
elliott@rib.co.uk

HENRY BACON
Tel: 020 7927 0646
Mob: 07780 472 942
henry@rib.co.uk

