

EXCITING  
DEVELOPMENT/  
OWNER-OCCUPIER  
OPPORTUNITY  
IN THE HEART OF  
KENTISH TOWN

# THE SHED

**Kentish Town NW5**

# PROPERTY SUMMARY

- Freehold
- Office use (B1a)
- Onsite parking for 6 cars, additional parking available on Regis Road
- Sold with the benefit of Vacant Possession
- Currently in a 'Shell and Core' condition
- A current floor area of 23,790 sq ft
- Within the Regis Road regeneration area, as zoned for commercial office and mixed uses by the Camden Local Plan
- Current planning for additional windows on rear elevation and circa. 4,300 sq ft of further office space
- Opportunity to expand up to c. 42,000 sq ft subject to planning permission
- Excellent access to Central London via Kentish Town underground station
- Offers in excess of £11,000,000 showing a Low Capital Value of £462 per sq ft on the existing floor area (£392 per sq ft on consented)

THE SHED  
Kentish Town NW5

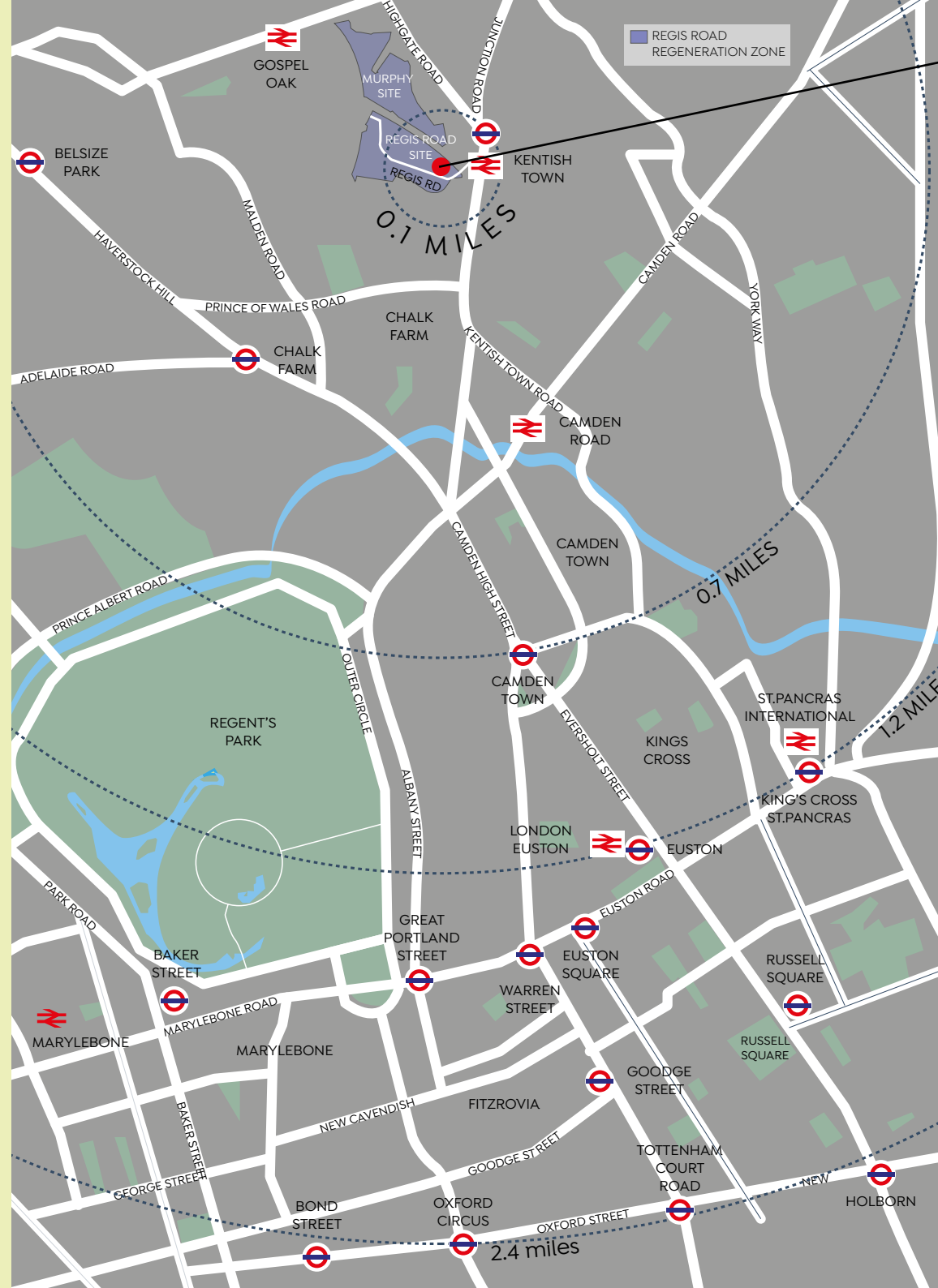


# LOCATION

The Shed is situated on the north side of Regis Road, just off Kentish Town Road (A400). Kentish Town Mainline and Underground Station (Northern Line) is within close walking distance, providing access to the City and West End, while the National Rail provides services which include Luton, St Albans and Seven Oaks. The property is also moments away from all of the amenities on Kentish Town Road providing a large choice of restaurants, cafes, bars including Pizza East, Dirty Burger and Chicken Shop.

Demand for offices here is strong especially due to the various 'PD' developments in the area that have reduced the supply of office. This scheme would look to supply high quality, flexible Grade A floor plates of 5,000 to 12,500 sq ft.

The nearby Highgate Studios office complex is virtually fully let where they achieve rentals of circa. £40 per sq ft pax for warehouse style spaces from 1,000 sq ft upwards, which are always highly in demand.



# THE SHED

Kentish Town NW5

KENTISH TOWN	0 MINS
KING'S CROSS ST PANCRAS	7 MINS
OXFORD CIRCUS	9 MINS
TOTTENHAM COURT ROAD	10 MINS
CHARING CROSS	12 MINS
BANK	16 MINS
CANARY WHARF	30 MINS

Source tfl.org.uk



# KENTISH TOWN'S REGENERATION SCHEME

Described by the Kentishtowner as "the development that would change Kentish Town forever", The Shed offers the opportunity to be at the forefront of the latest major commercial regeneration scheme in North London since the completion of the recent Kings Cross scheme.

The Shed is at the heart of this new office destination which has been specifically zoned within the Camden Local Plan to address the acute shortage of office space in the area and therefore, to encourage development in the area. This would be alongside a wholesale redevelopment of Kentish Town station including a large public square and a redevelopment of Kentish Town Road and the surrounding areas .

In addition to the Regis Road site, the proposed regeneration of the nearby Murphy Site, means that this area is due for a comprehensive transformation in the upcoming years which will serve to substantially boost values in the area and change the face of Kentish Town to a destination office location.



**The development that would change Kentish Town forever**  
The Kentishtowner



# THE CURRENT BUILDING

'The Shed' is a former warehouse with Bla (Office) consent over 3 floors in 'Shell and Core' condition. It gives an occupier the rare opportunity to purchase 23,790 sq ft of office space with the potential to further extend the floor area (28,128 sq ft consented) internally and externally and fit out to their specification.

## PLANNING PERMISSION

Planning consent has been granted for an additional 4,338 sq ft of office space and for additional windows on the rear elevation.



Existing Shed stripped back and fit out to shell & core:

GIA

Ground Floor:	(1,060.48 sq m)	<b>11,415 sq ft</b>
First Floor:	(815.78 sq m)	<b>8,781 sq ft</b>
Second Floor:	(333.89 sq m)	<b>3,594 sq ft</b>
<b>Total:</b>	<b>(2,210.16 sq m)</b>	<b>23,790 sq ft</b>
Permitted additional space:	(403.01 sq m)	<b>4,338 sq ft</b>
<b>Total existing &amp; permitted:</b>	<b>(2,613.17 sq m)</b>	<b>28,128 sq ft</b>



# PROPOSED PLANNING APPLICATION

- Potential Development site spearheading the new mixed use Regis Road development area as designated by the Camden Local Plan.
- Indicative scheme in place for office development of up to c. 42,000 sq ft (an extra 17,200 sq ft) by filling in internal void & adding an extra floor.
- 'Shell and Core' with Vacant Possession
- Ability to fit out to purchaser's specification
- ERV of £45 per sq ft on new scheme

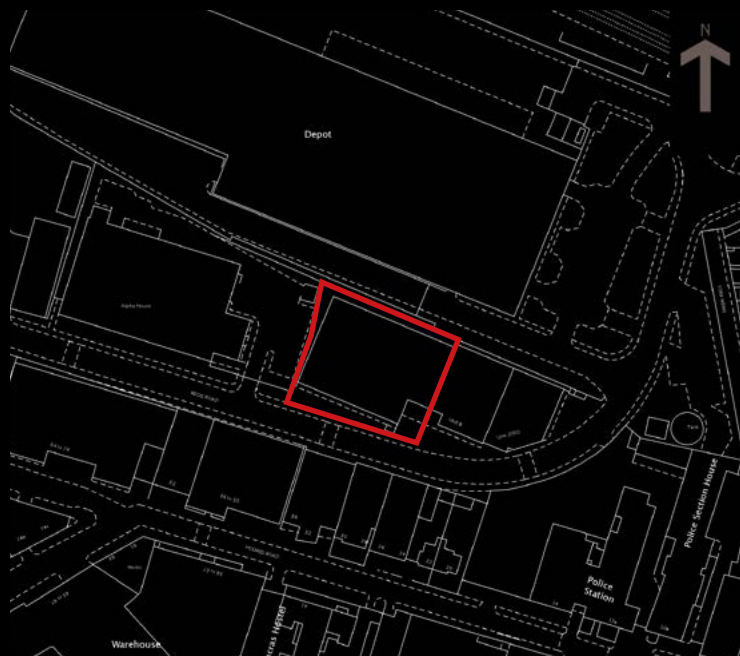
## Proposed Planning Application

Floor	GIA	NIA
Ground	11,439	10,295
1st	12,085	11,205
2nd	12,085	11,205
3rd	10,119	9387
Total	45,728	42,092



Note: Architect's image for illustrative purposes.

## TITLE PLAN



# THE SHED

## Kentish Town NW5

## TENURE

Freehold

## VAT

The property is elected for VAT

## PRICE

Offers in excess of £11,000,000 showing a Low Capital Value of £462 per sq ft on the existing floor area (£392 per sq ft on consented)

## CONTACT

For further information or to arrange an inspection, please contact joint sole agents:



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Please note that all floor areas have been recorded by BKR Floorplans. Purchasers are advised to verify all floor areas and satisfy themselves in that respect. Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed (May 2017).

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