



INDUSTRY HOUSE

KENTISH TOWN NW5 2TE

13,500 sq ft GIA (11,345 sq ft NIA) office/B1 space in vibrant Kentish Town

FOR SALE

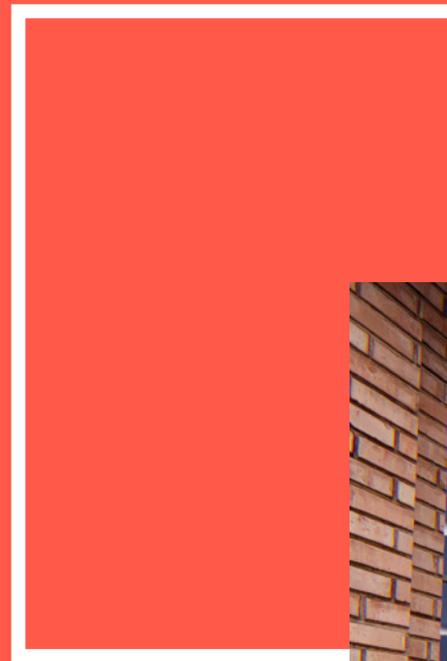
Description

Planning permission has been granted for a comprehensive refurbishment to provide a floor area of 13,497 sq ft GIA (11,345 sq ft NIA) over 3 floors in a B1 office warehouse style building. There could be further scope to increase the massing of the building and/or pursue a change of use subject to planning.

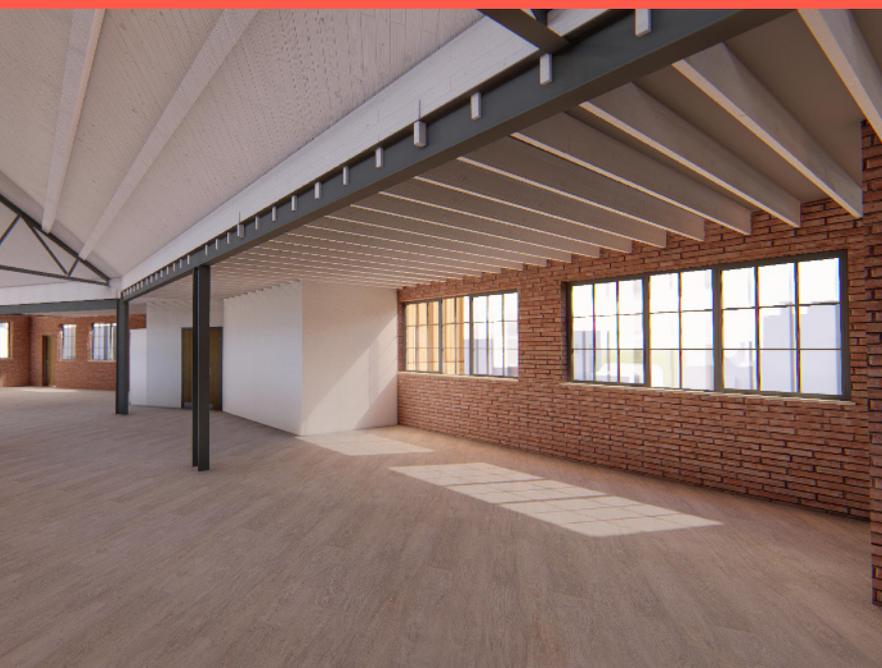
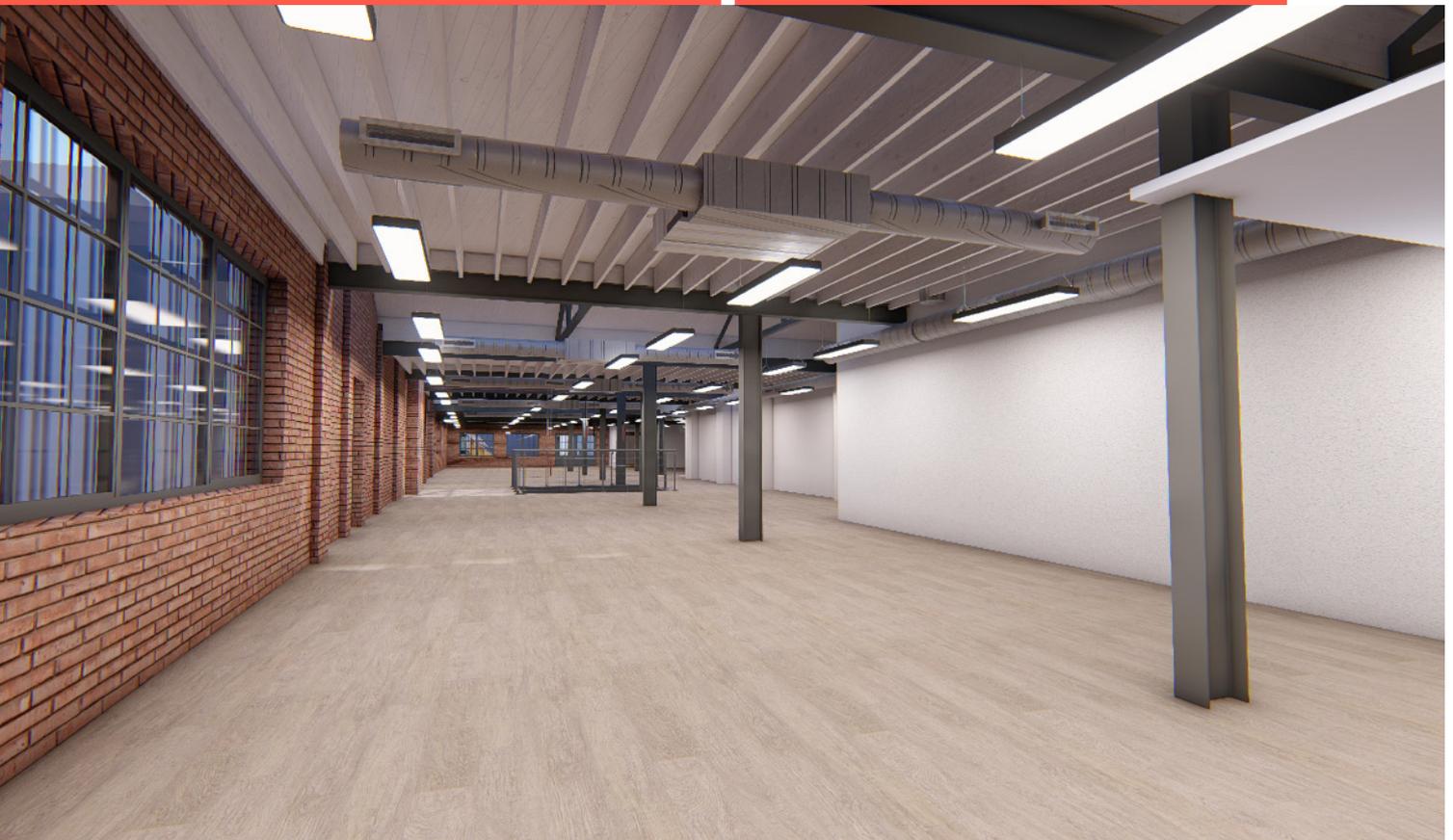
The property has recently been comprehensively stripped out, returning the building to its original raw industrial past with exposed features.

The vendor may consider providing a "turnkey" option for an owner occupier.

The Current Building



CGI's of the proposed
scheme



The fit out will retain
some of the original
features and maintain
the industrial look
and feel

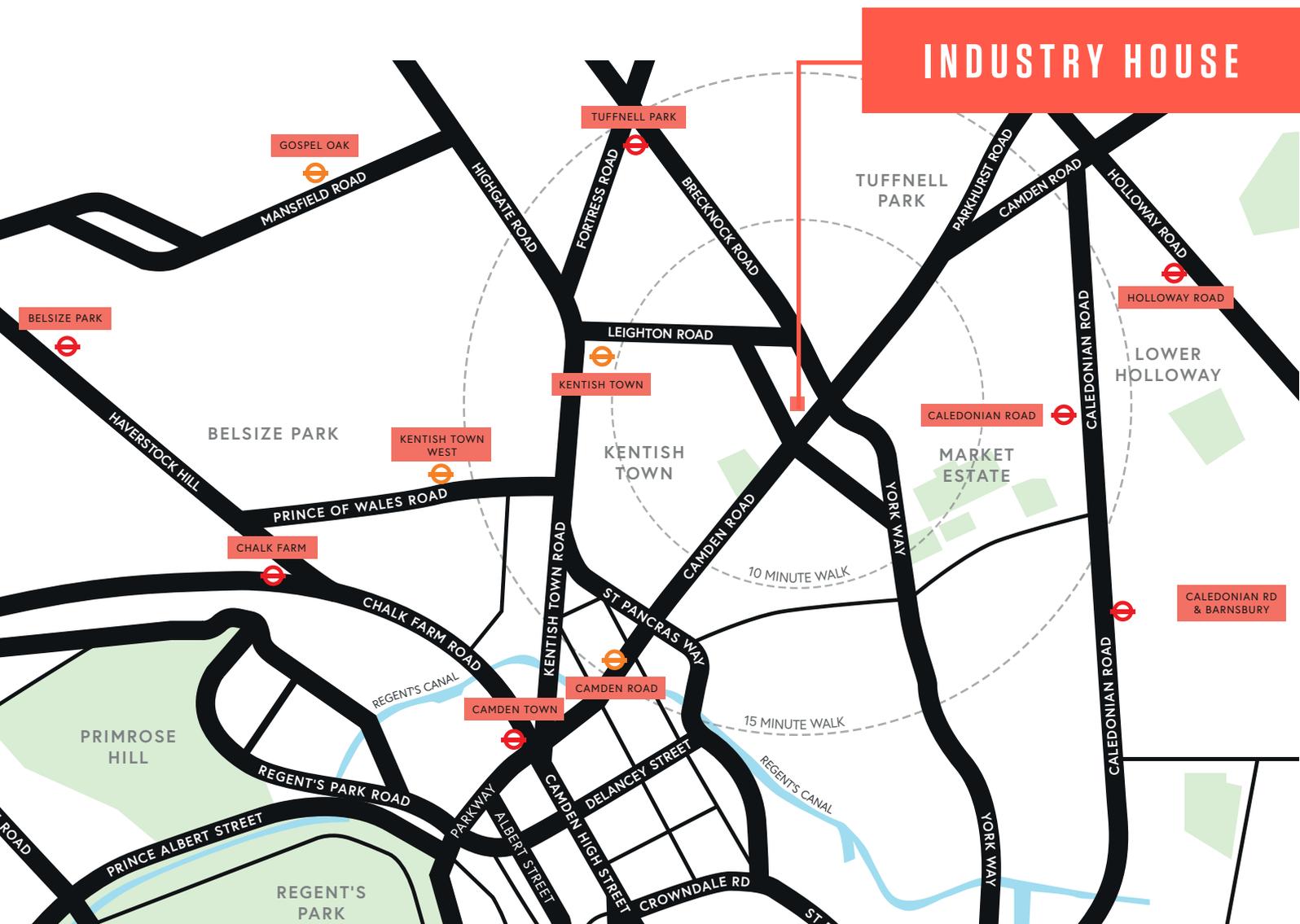
Location

Kentish Town has become an established office destination, appealing to commercial occupiers who seek alternatives to the traditional Central London office sub markets.

The local office market continues to grow, with a number of new office and mixed use schemes and has become a significant submarket within the London office sector. The area has become increasingly popular with the TMT office sector. There is also a high office demographic from within the fashion industry.

Kentish Town is a vibrant and culturally diverse neighbourhood in North London appealing to young professionals and families alike. It benefits from excellent connectivity to central London and coupled with a vastly improved retail and leisure provision has resulted in a growing residential profile over the past few years; Kentish Town has become a much sought after living location for people from all walks of life.

The iconic Camden Town Brewery is within walking distance from the property, as is the popular live music venue The Forum. There is a wide choice of restaurants and gastro pubs offering a range of food in the vicinity, the choice of independent retailers along with multiples, provide a comprehensive offering for the breakfast trade, lunch and dinner. Kentish Town Farm is also very popular for families with children too.



Connectivity

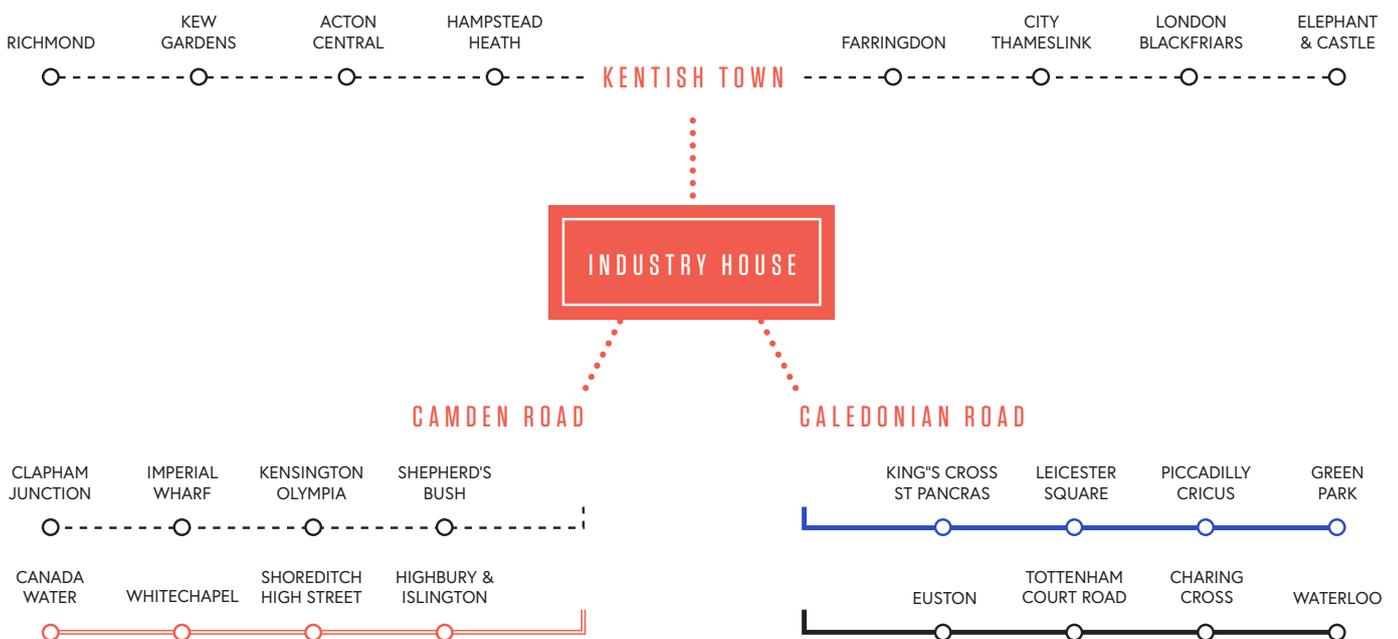
The site boasts easy accessibility to a number of rail stations offering a wide range of transport lines providing access to key locations in central London.

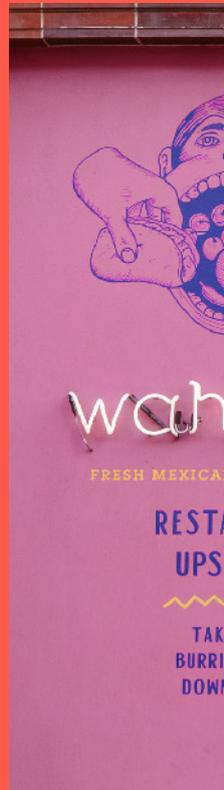
The stations within fifteen minutes walking distance of the property are:

- Kentish Town National Rail & Underground Station (Northern Line)
- Tutnell Park Underground Station (Northern Line)
- Kentish Town West Overground Station
- Camden Road Overground Station
- Caledonian Road Underground Station (Piccadilly Line)

From Kentish Town National Rail and Underground Station there is easy access via the Northern Line to Euston (5 minutes) Kings Cross (7minutes). The Thameslink line offers access to St Pancras (3 minutes), Farringdon (9 mintues) and West Hampstead (5 minutes). Luton Airport is also accessible on the Thameslink line.

The nearest bus stops are a 2 minute walk away on Camden Road and Brecknock Road and there is also a Santander Cycle Hire docking station on Bonny Road, Camden.







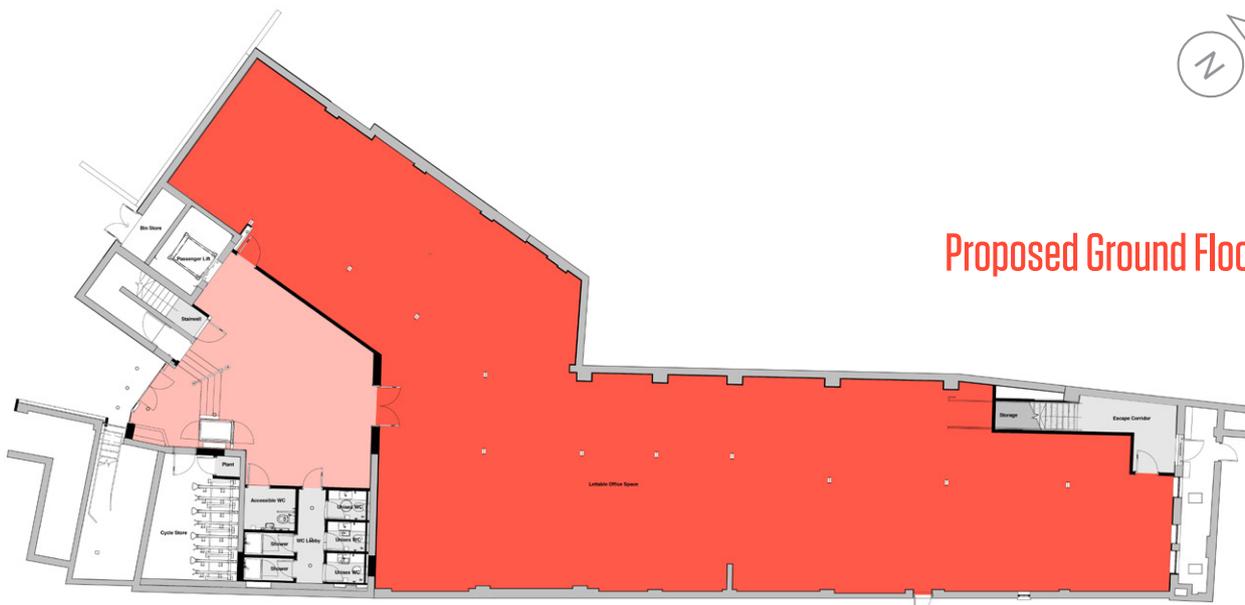
Vibrant Kentish Town has a wide variety of cafés, bars and restaurants along with great connections to the rest of London and beyond.

Proposed Elevation



Proposed Floor Areas

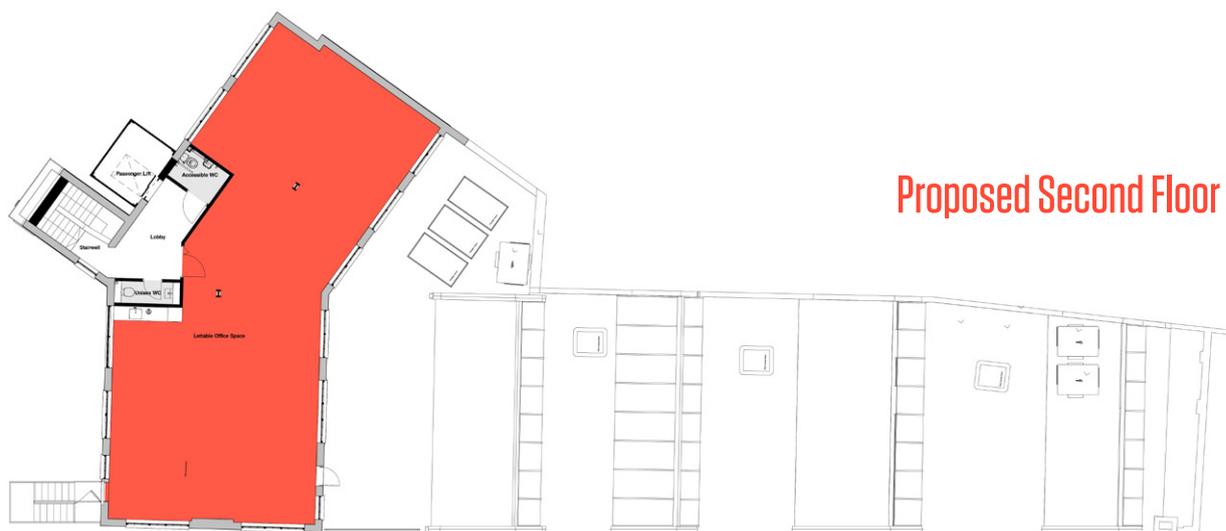
	GIA		NIA	
	SQ FT	SQ M	SQ FT	SQ M
Ground floor	6,037	561	4,581	426
1st floor	5,553	516	5,108	475
2nd floor	1,907	177	1,656	154
Total	13,497	1,254	11,345	1,055



Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

Plans are for indicative purposes only. Not to scale.

Terms

Freehold with full vacant Possession

NGL 878673

Price

Offers in excess of £4.25m

VAT will be payable on the purchase price

Viewings

By appointment only with sole agents

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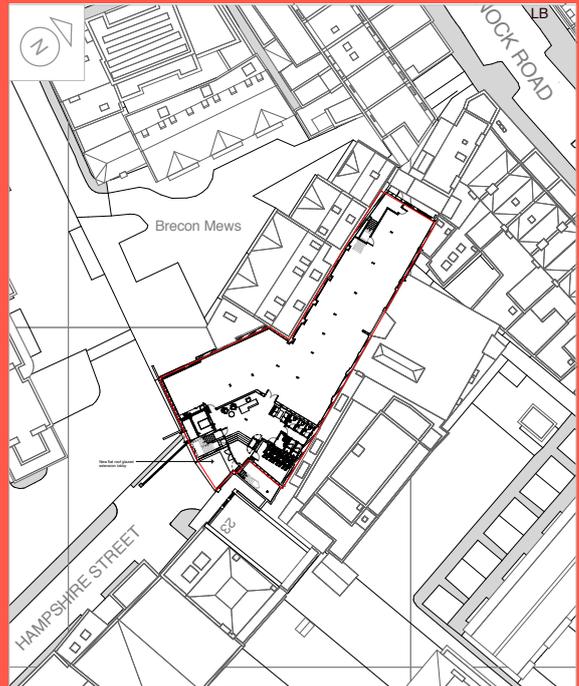
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Ian Bradshaw

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Proposed Site Plan



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& PARTNERS W1**
CHARTERED SURVEYORS

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