



VIRTUAL FREEHOLD

CREATIVE OFFICE SPACE
IN ATTRACTIVE
COURTYARD SETTING
FOR SALE
(May consider Letting)

1A Highgate Road
Kentish Town
London
NW5 1JY

**Alexander
Reece
Thomson**

R I B
Robert Irving Burns

LOCATION

The subject property is situated in the heart of Kentish Town, off Highgate Road, which is a continuation of Kentish Town Road (A400). Kentish Town Road is a main thoroughfare to Camden and Central London which comprises a bustling high street home to a wide selection of independent and national multiple retailers and restaurants all situated moments away from the subject property.

Kentish Town Station is a stone's throw away providing National Rail and Underground (Northern Line) services. The premises are also served by numerous bus routes passing along Kentish Town Road and are within easy walking distance of Gospel Oak Station which provides London Overground services.

AMENITIES

To include a Paxton Net 2 Video entry system, CCTV covering the exterior of the building, kitchenette, low energy light fittings, hardwood oak flooring, a fully accessible WC and shower, pre wired data points, floor and wall mounted sockets, energy efficient panel radiators and a 10 year building guarantee.

DESCRIPTION

The open plan office accommodation extends over the ground and first floor, and is part of an impressive residential and commercial development. Practical completion is expected in first quarter of 2020.

TENURE

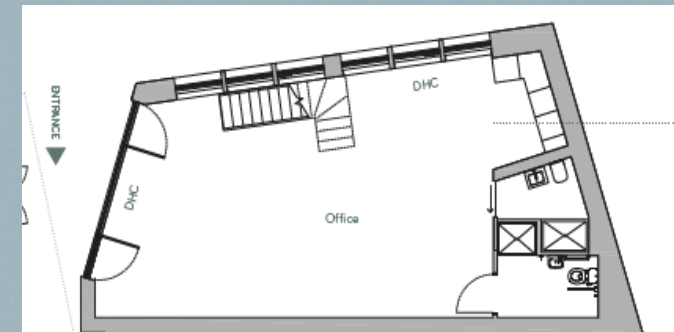
A new 999 year leasehold interest of the ground and first floor commercial premises is available at a nominal Ground Rent. The lease is to have an open user, subject to planning permission only.

PRICE

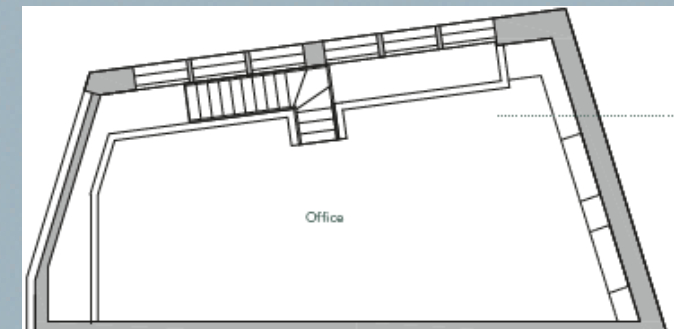
Guiding Price: £850,000 plus VAT (Subject to Contract).

FLOOR AREAS & FLOOR PLANS

Floor	Use	GIA Sq ft	GIA Sq m
Ground	B1 Office	789	56.0
First	B1 Office	603	73.36
Total		1,392	129.36



Ground Floor



First Floor

SERVICE CHARGE

TBC.

BUSINESS RATES

To be Assessed.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

TBC.

VIEWING ARRANGEMENTS

To arrange a viewing, please contact joint sole agents:

ART Surveyors:

Seb Norman

020 7034 3395

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