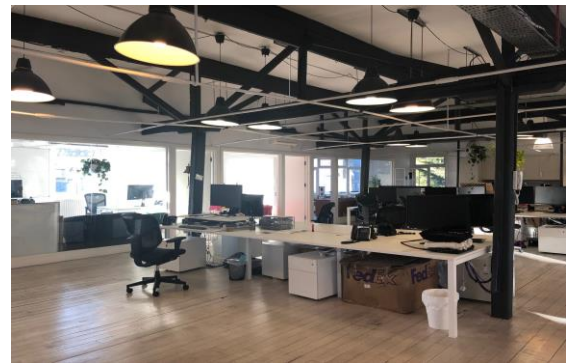


SELF-CONTAINED MEDIA STYLE OFFICE TO RENT

77 FORTRESS ROAD, LONDON, NW5 1AG

3,036 SQ. FT.



LOCATION

The property is situated just off Fortress Road in Kentish Town which is very well connected by public transport. Kentish Town station is within 0.3 miles of the property and provides northern line services as well as Thameslink services which connect to the heart of the City. Tufnell Park underground station is 0.2 miles from the property and also provides northern line services. Buses from the High Street connect directly with the West End and the City. The premises is a short walk from Kentish Town High Street which is home to numerous independent and national retailers, restaurants, cafes and pubs.

GOOGLE MAPS [LINK](#)



DESCRIPTION

The property is a former warehouse which has been converted into offices. The conversion has been sympathetic to the original use and there are still many original features throughout including iron columns and exposed beams. The offices present warehouse media style accommodation providing open plan space with great floor to ceiling height.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

RENT

£98,670 per annum exclusive of rates and service charge.

SERVICE CHARGE

Approximately £1.90 per sq. ft.

EPC Available on request.

BUSINESS RATES

Local Authority: Camden
Rateable Value: £30,000

Interested parties are advised to make their own enquires.

POSSESSION

Upon completion of legal formalities.

FLOOR AREA

Floor	m ²	ft ²
2 nd	282.05	3,036

AMENITIES

- Excellent Natural Light
- Air Conditioning
- Timber Flooring
- Exposed Beams
- Goods Lift
- Kitchenette
- 24/7 Access
- WC's & Shower

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

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