

**Spectrum House**  
**32-34 Gordon House Road**  
**Gospel Oak**  
**London**  
**NW5 1LP**

**TO LET**  
**By Way of Flexible Terms**

**£19,680 - £88,320 Per annum**

Set on Gordon House Road in a vibrant part of London close to Hampstead Heath. Tufnell Park and Kentish Town are a short walk away offering a wide range of public amenities. Gospel Oak national rail, Kentish Town and Tufnell Park underground provide excellent transport links



**Gospel Oak**



**Paul Simon Seaton**  
Commercial & Investment

**[www.psscommercial.com](http://www.psscommercial.com)**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**0208 800 4321**

[info@psscommercial.com](mailto:info@psscommercial.com)

## Description

8 units of newly refurbished open plan studios and offices. Set in an attractive warehouse around a central courtyard.

SP13 1129 sq.ft. approx - £56,520 pa

SP17 1766 sq.ft. approx - £88,320 pa

SP18 1188 sq.ft. approx. - £59,400 pa

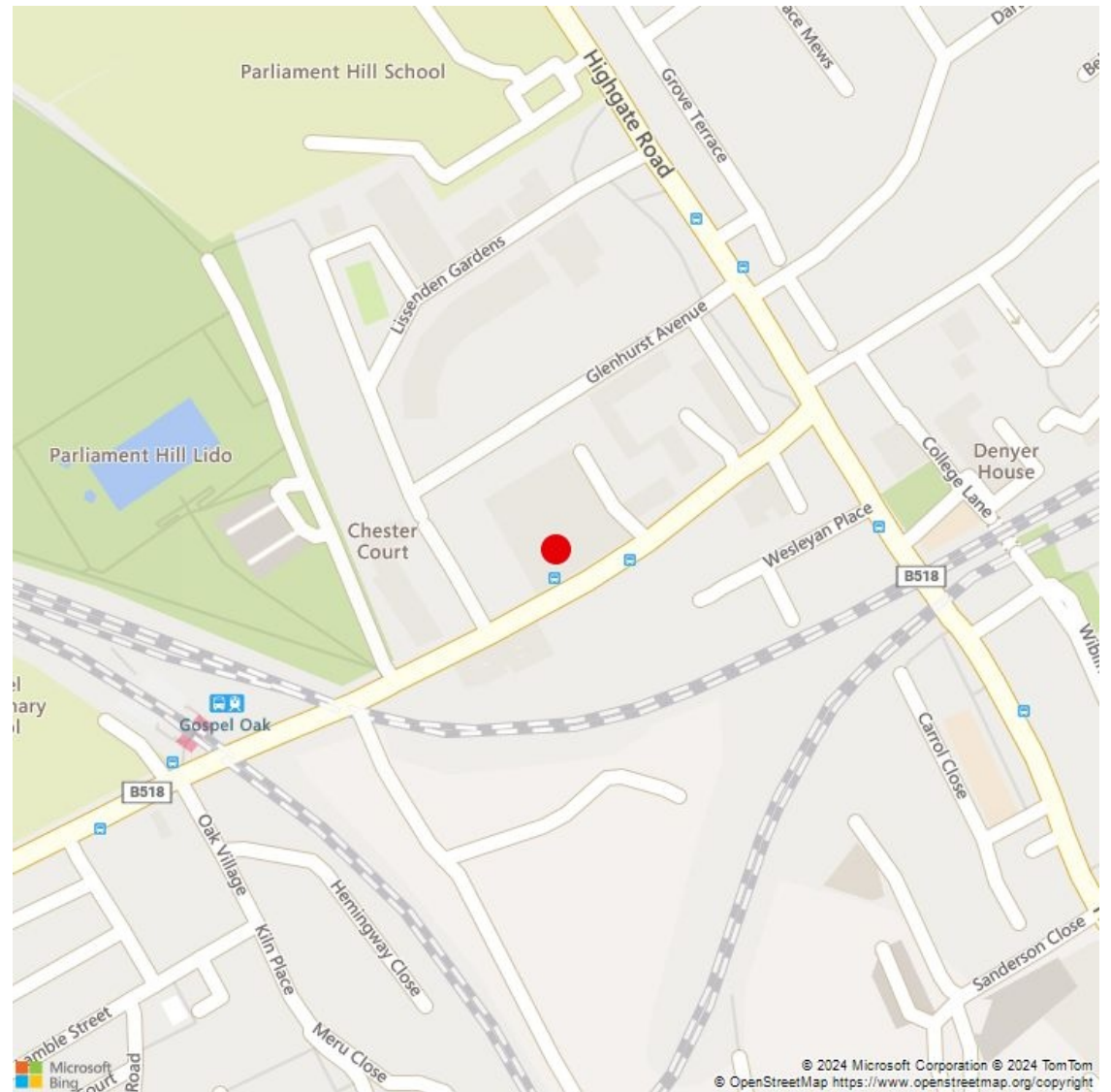
SP19 1152 sq.ft. approx - £57,600 pa

SP20 1650 sq.ft. approx. - £82,560 pa

SP34 393 sq.ft. approx. - £19,680 pa

SP40 - 41, 784 sq.ft. approx - £39,240 pa

SP46 - 581 Sq.ft. approx. - £29,040 pa



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## Rent

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## Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

## Legal Costs

Each side to bear their own legal fees



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## Rates

Please enquire of the Local Authority

## EPC

Available upon request

## VAT

Under the Finance Acts 1989 and 1997 VAT may be levied on the rental price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Viewing

Via the owners agents PSS Commercial.

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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