

**Alexander
Reece
Thomson**

ONE HAMPSHIRE STREET, KENTISH TOWN

**LONDON
NW5 2TE**

**CGI of Development*



3 x Ground Floor Commercial Units Available For Sale or To Let (936 – 3,541 SQ.FT.)

LOCATION

The property is located in Kentish Town, on the east side of Hampshire Street, close to the junction with Torriano Avenue. The transport links are excellent with Kentish Town Station (Thameslink & Northern Line) 0.5 miles to the west and Caledonian Road Station (Piccadilly Line) 0.7 miles to the east.

DESCRIPTION

One Hampshire Street is a new development due for practical completion in Q2 2021. The development will comprise 3 x ground floor commercial units and 16 x residential apartments. Units 1 and 2 can be knocked through to make one larger unit.

The commercial units are available together or separately on a light 'Turnkey' basis (carpeted floors, painted walls, bathrooms and lighting). All 3 commercial units can be connected via an indoor garden at the rear of the building with a retractable roof. There is potential for D1/D2 Use, subject to planning.

TERMS

The premises are available either under new 999 year leases at a peppercorn rent or occupational lease granted on effective FRI terms.

| | PRICE | RENT PA | SIZE (approx.) |
|-----------|------------|----------|-----------------------------|
| Unit 1 | £685,000 | £45,000 | 1,206 SQ.FT. (112 sq.m.) |
| Unit 2 | £585,000 | £38,000 | 936 SQ.FT. (87 sq.m.) |
| Unit 3 | £795,000 | £50,000 | 1,399 SQ.FT. (130 sq.m.) |
| Unit 1&2 | £1,270,000 | £83,000 | 2,142 SQ.FT. (199 sq.m.) |
| Units 1-3 | £2,065,000 | £133,000 | 3,541 SQ.FT. (328.97 sq.m.) |

SERVICE CHARGE

TBC

BUSINESS RATES

To Be Assessed

VIEWING

Please contact the letting agents:

ART Surveyors: 020 7486 1681

Seb Norman
sebnorman@artsurveyors.co.uk
020 7034 3395

Oliver Hayes
oliverhayes@artsurveyors.co.uk
020 7034 3390

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Unit1

Unit 2

Unit 3

