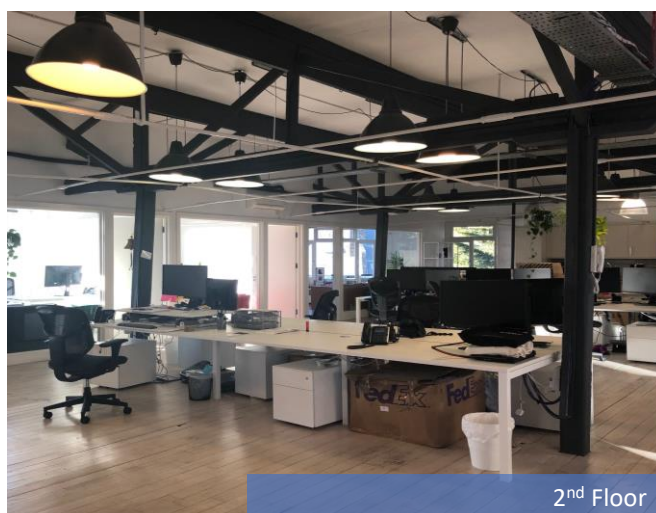
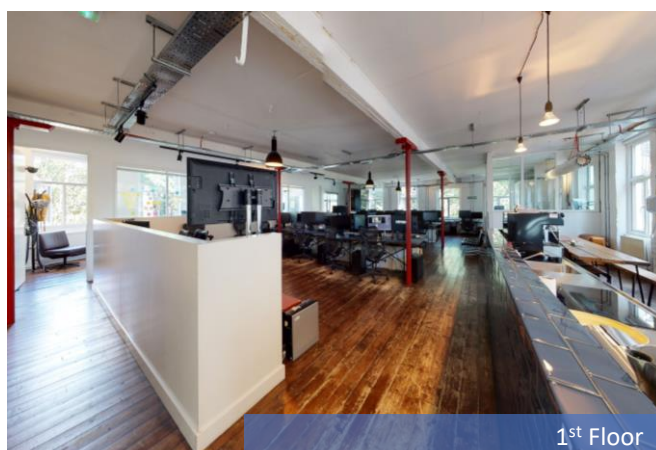


TO LET – MEDIA STYLE OFFICES - VIRTUAL TOUR AVAILABLE

1ST & 2ND FLOOR

77 FORTRESS ROAD, LONDON, NW5 1AG



3,036 – 6,072 SQ. FT. (282.05 – 564.10 SQM)

LOCATION (GOOGLE MAPS) [LINK](#)

VIRTUAL TOUR (1st Floor) [LINK](#)

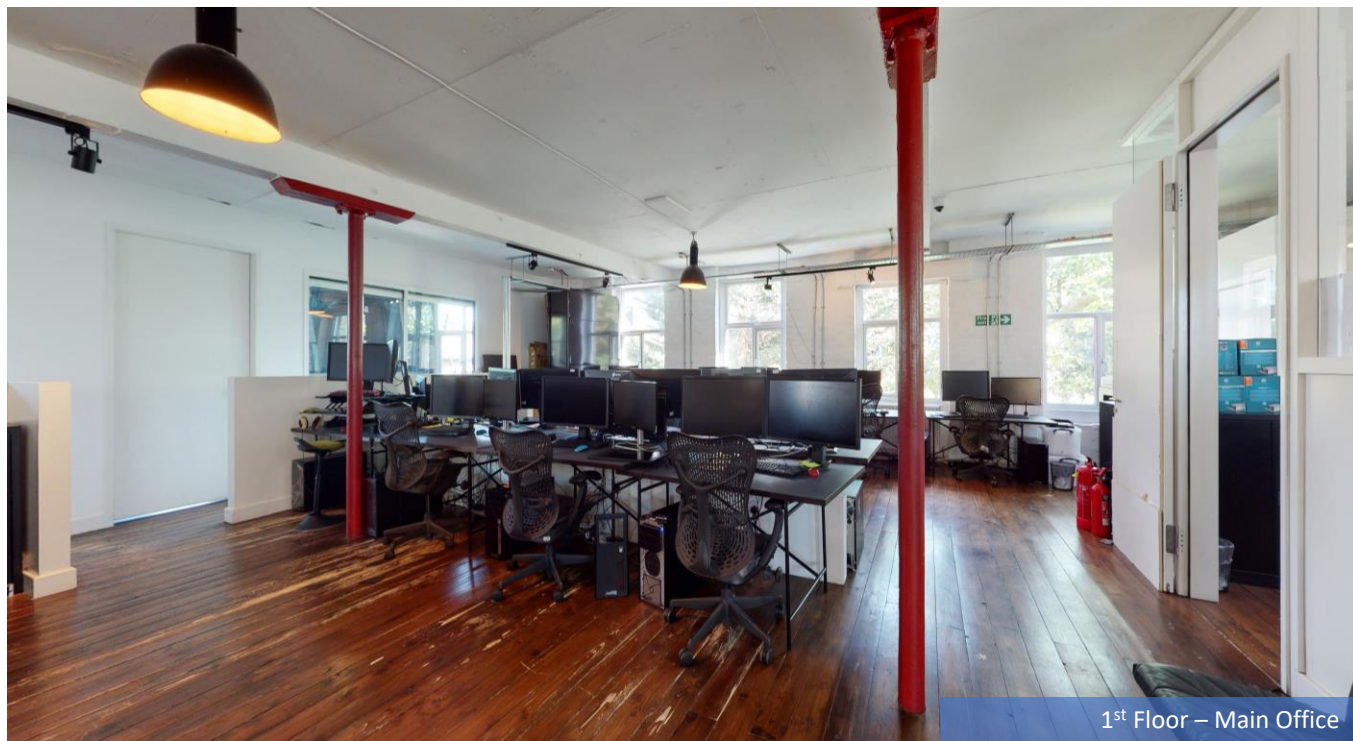
The property is situated off Fortress Road in Kentish Town which is very well connected by public transport. Kentish Town station is within 0.3 miles, providing Northern Line & Thameslink services to the heart of the city. The property is a short walk from Kentish Town High Street, which is home to numerous artisan restaurants & cafes.

rib.co.uk

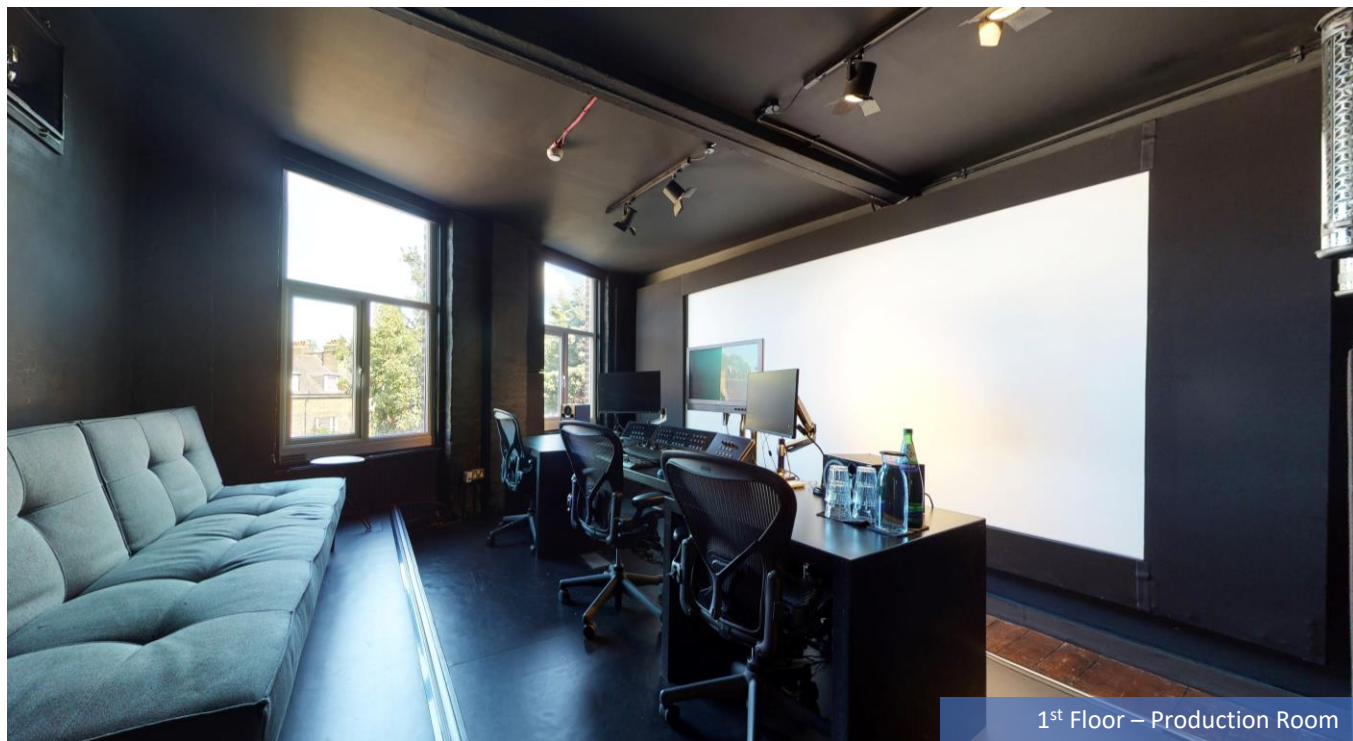
19 Margaret Street, London W1W 8RR

Tel: 020 7637 0821 Email: props@rib.co.uk

Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.



1st Floor – Main Office



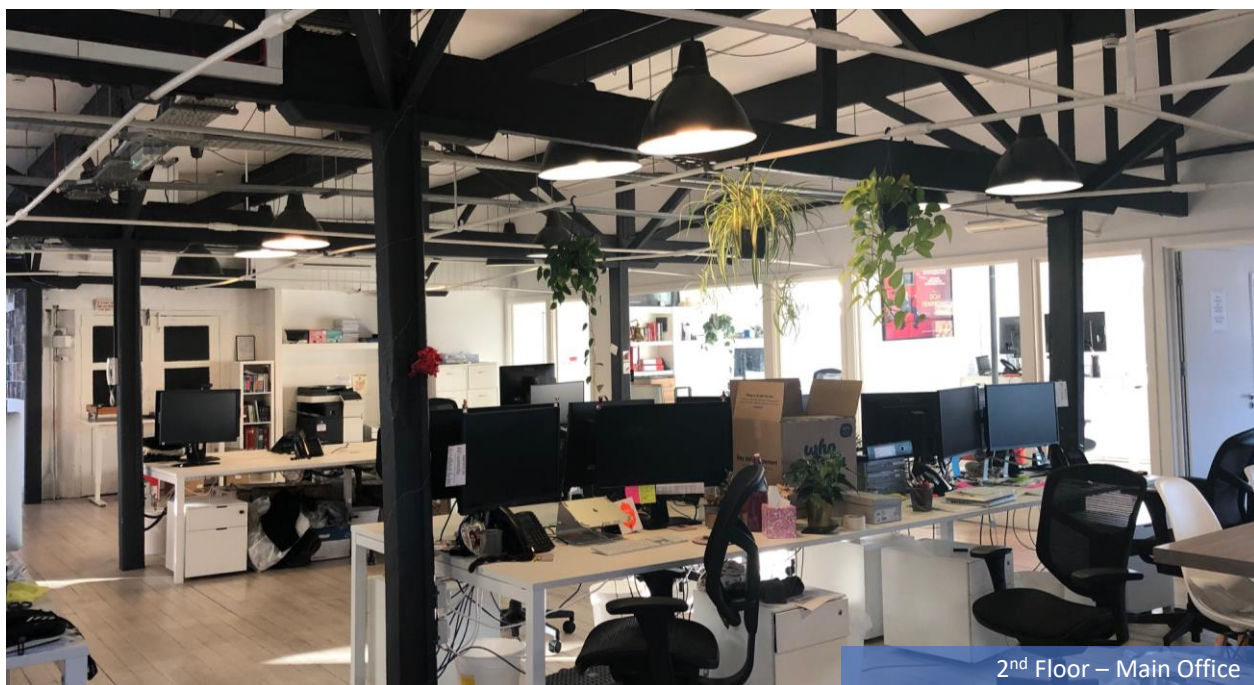
1st Floor – Production Room



2nd Floor – Private Office



2nd Floor – Breakout Area



2nd Floor – Main Office

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 wooden flooring (and beams on the 2nd Floor). The offices provide a mixture of open plan accommodation with a kitchen and breakout area. The floors have been occupied by a number of production houses in the past and is well suited to those in the creative media industry.

LEASE

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

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FINANCIALS

Area	Kentish Town		
Floor	1 st	2 nd	1 st & 2 nd
Size (sq. ft.)	3,036	3,036	6,072
Quoting Rent (p.a.) exc	£80,454	£80,454	£160,908
Rates Payable (p.a.)	£14,760	£19,640	£36,948
Service Charge (p.a.)	£4,371	£4,371	£8,744
Estimated Occupancy Cost (p. a.)	£102,416	£104,786	£207,201

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

AMENITIES

1st Floor:

- Dual Aspect Natural Light
- Good Ceiling Height
- Exposed Timber Flooring
- Meeting Rooms
- Post Production Workspace
- Kitchenette/Breakout Area
- WC's & Shower Facilities
- Central Heating
- 24/7 Access

2nd Floor:

- Excellent Natural Light
- Good Ceiling Height
- Timber Flooring
- Meeting Rooms/Post Production Workspace
- Exposed Beams
- Goods Lift
- Kitchenette
- 24/7 Access
- WC's & Shower

VIEWINGS:

Strictly through Robert Irving Burns & TSP:

RIB (1st & 2nd Floor)

Elliot Simmons

Tel 020 7927 6339

Email: elliott@rib.co.uk

Henry Bacon

Tel 020 7927 0646

Email : henry@rib.co.uk

TSP (1st Floor)

David Simnock

Tel: 020 7284 9050

Email: ds@tspuk.com

Bradley Sharp

Tel : 020 7284 9050

Email: bsharp@tspuk.com