

2 9 3

3 0 5

K T R

N W 5

1,813-14,877 SQ FT OF PLUG & PLAY OFFICE SPACE

293-305 Kentish Town Road provides a contemporary fitted workspace arranged over four floors. The two interconnected office buildings have been fully refurbished and fitted out with multiple meeting rooms, break out/kitchen areas and two large roof terraces.



Specification



Exposed services



2 large roof terraces



Bike racks and shower facilities



Comfort cooling



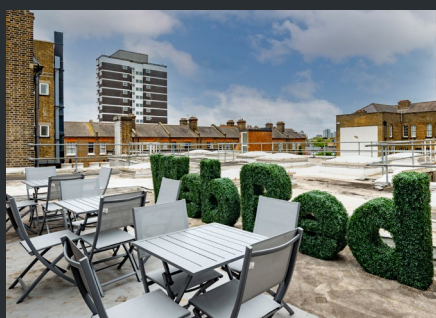
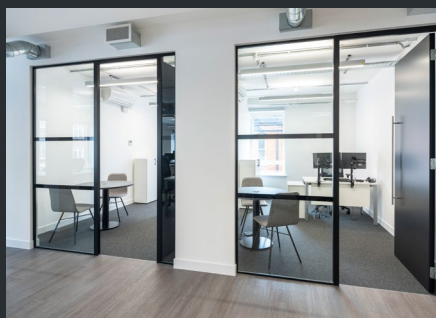
Security system with 24 hour access



Refurbished WC's



2 passenger lifts



Accommodation

The office space benefits from dual access both through the ground floor unit which fronts onto Holmes Road as well as a communal Kentish Town Road entrance. The available floor space can be taken as a whole or subdivided horizontally or vertically.

	293-299 KTR	301-305 KTR	Total
Floor	Sq Ft	Sq Ft	Sq Ft
Third	3,055	-	3,055
Second	3,163	1,813	4,976
First	840	5,373	6,213
Ground	219	413	632
Total	7,278	7,599	14,877

Second Floorplan

- 293-299
- 301-305
- Terrace
- Core



Plan not to scale, for indicative purposes only.

Location

The property is located in the heart of Kentish Town, just a minutes walk from Kentish Town station. The area provides occupiers with a rich mix of amenities, with Camden and King's Cross a short walk away.



Connections

1 MIN	8 MINS	11 MINS	15 MINS
Kentish Town	Kentish Town West	Tufnell Park	Camden Town



Terms

Upon application.

Viewings

Strictly through sole letting agents.

Ben Hodder
07880 242 178
ben.hodder@bbgreal.com

Tom Boggis
07795 070 676
tom.boggis@bbgreal.com

Daisy Walder
07701 364 755
daisy.walder@bbgreal.com

bbg
real estate advisers