

Plot KT_A2 Murphy's Yard

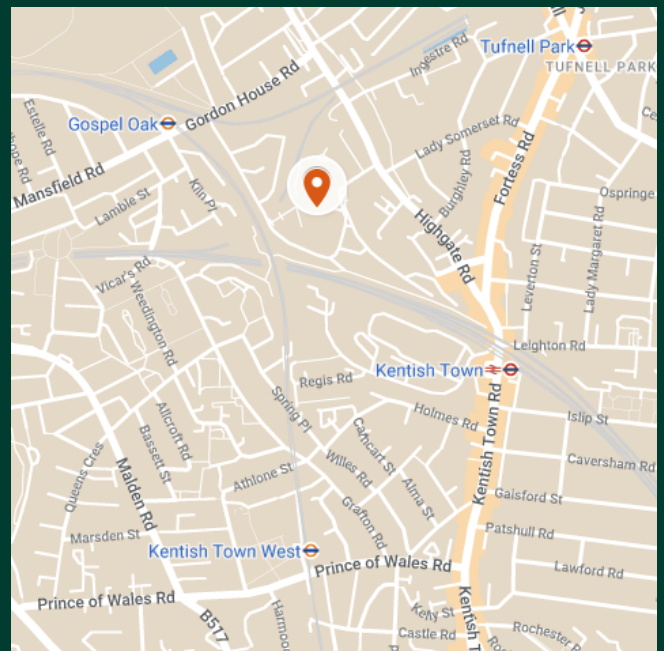
Highgate Road, Kentish Town, NW5 1TN

44,064 sq ft / 1.0 acres – Open Storage & Parking – Available Now



KEY HIGHLIGHTS

- Ready for immediate occupation
- Highly competitive flexible terms available
- Excellent connectivity to central London
- 24/7 security & access
- B2 / B8 and parking uses
- Optional office and additional open & covered storage accommodation is available on the site to enhance parking/ storage provisions.
- Rent on Application



LOCATION

The site can be accessed via Sanderson Close or Greenwood Place, just off Highgate Road, Kentish Town.

Excellent Zone 2 location within a 30-minute journey of central London.

7 minutes' walk from Kentish Town station and 8 minutes' from Gospel Oak station providing access to National Rail & London Underground services.

Ideal location for last mile urban logistics occupiers.

Destination	Distance	Journey
Kentish Town Station	0.5 miles	7 mins walk
Gospel Oak Station	0.6 miles	7 mins walk
Camden Town	1.0 mile	11 mins drive
Kings Cross	1.6 miles	15 mins drive

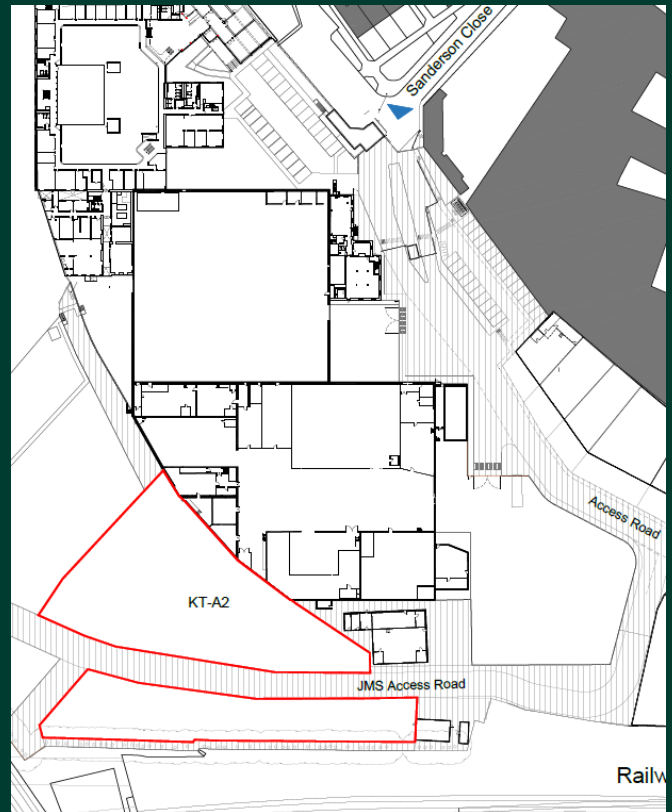
Source: Google Maps

ACCOMMODATION

Plot KT_A2 comprises a tarmacked surface which is well lit and fully secured, ideal for open storage uses or car parking. The site can be accessed from Sanderson Close, just off Highgate Road and comprises the following Gross External Areas (GEA):

Area	Sq Ft (GEA)	Sq M (GEA)
Plot KT_A2	44,064	4,094

All measurements are approximate and based upon a Gross External Area.



TERMS

The unit is available to let on a new lease outside the provisions of the Landlord and Tenant Act 1954 for a period ending December 2027, with a possibility of extension thereafter.

RENT

On application.

VAT

VAT will be charged on quoting terms.

LEGAL COSTS

Each party is responsible to bear their own legal costs.



For further information or to arrange an inspection of the property, strictly by appointment only, please contact:

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