

Plot G17 & G20 Murphy's Yard

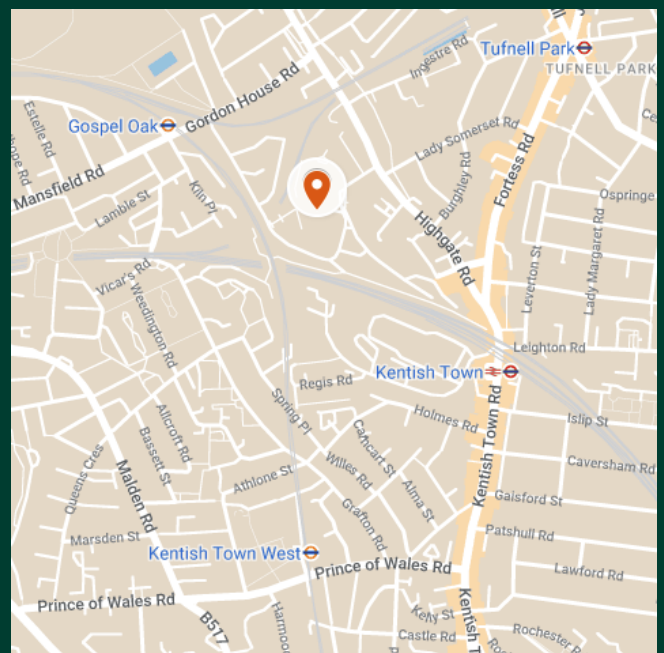
Highgate Road, Kentish Town, NW5 1TN

34,758 sq ft / 0.8 acres – Open Storage – Available Now



KEY HIGHLIGHTS

- Ready for immediate occupation
- Highly competitive flexible terms available
- Excellent connectivity to central London
- 24/7 security & access
- B2 & B8 uses
- Optional office and additional open & covered storage accommodation is available on the site to enhance parking/ storage provisions.
- Plots can be offered with services (electricity, drainage and water)



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

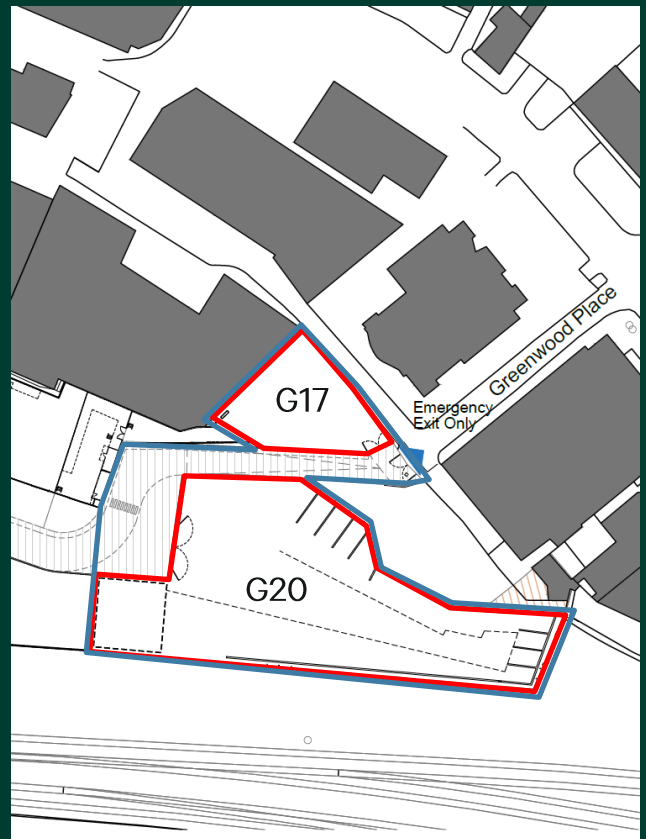
Source: Google Maps

ACCOMMODATION

Plot G17 and G20 provide an opportunity to secure an independent open storage plot of 0.8 acres. The site comprises a level hardstanding surface which is well lit and fully secured, ideal for open storage uses or car parking. The site can be accessed from either Sanderson Close or Greenwood Place and comprises the following Gross External Areas (GEA):

Area	Sq Ft (GEA)	Sq M (GEA)
Plot G17	6,139	570
Plot G20	28,619	2,659
TOTAL	34,758	3,229

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:

Ryan Anderson

ryan.anderson@cbre.com

07833 299 439

Joe Aherne

joseph.aherne@cbre.com

07501 098 788

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.