

**MURPHY**

WORLD-CLASS INFRASTRUCTURE

# Greenwood & Gospel Oak | Kentish Town

Highgate Road, Kentish Town, London, NW5 1TN



**RARE INDUSTRIAL OPPORTUNITY - INDUSTRIAL WAREHOUSE UNITS/OPEN**

**STORAGE PLOTS ON 2 SITES EXTENDING OVER 13 ACRES IN ZONE 2**

**UNITS/OPEN STORAGE AVAILABLE FROM FROM 1,288 SQ FT - 71,564 SQ FT**

**TO LET**

### LOCATION

Sites are accessed from Gordon House Road or Highgate Road. The A400 provides direct access both to Central London to the south and the A1/M1 intersection to the north. Gospel Oak overground station is within walking distance to the site, with services to Stratford and Barking along with Kentish Town Underground Station, which provides access to Central London within 15 minutes on the Northern Line via Bank.

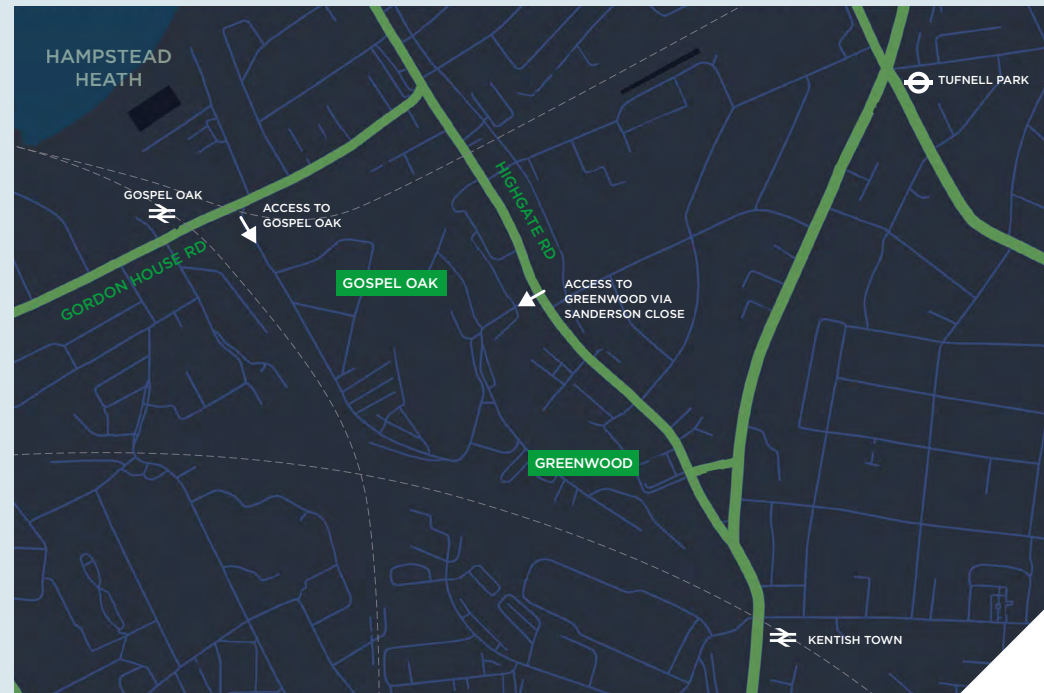
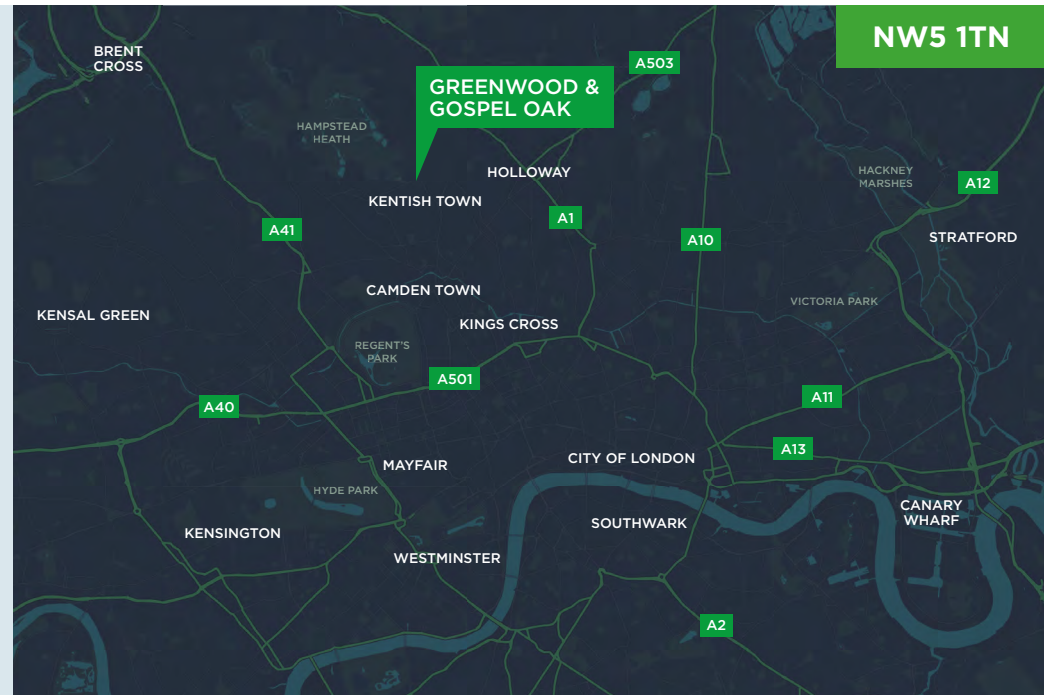
### DESCRIPTION

The site offers a range of hardstanding open storage land parcels and industrial units/warehouses. The site is split into two plots of land; Greenwood & Gospel Oak.

- Open storage plots available from 0.5-5 acres
- Warehouse/Industrial Units available from 1,000 - 53,165 sq ft
- 24/7 on-site security and CCTV
- Welfare and cabin facilities (available on request)
- Excellent connectivity into Central London
- Covered loading and office accommodation available

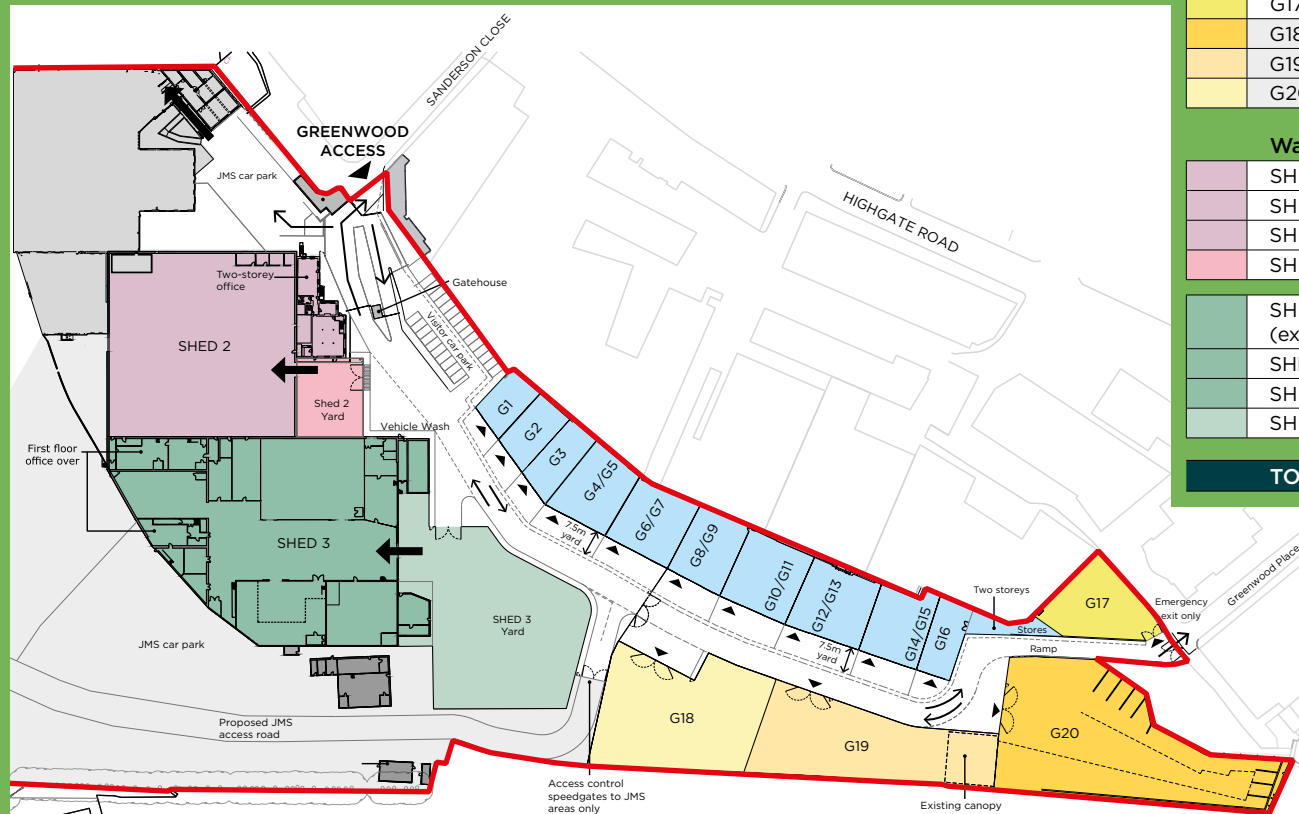
### TRANSPORT LINKS

M1	5 miles	20 mins
A406	4.7 miles	20 mins
M25	13 miles	35 mins
Central London	4.1 miles	20 mins
City	4.8 miles	25 mins
West End	3.5 miles	15 min



# GREENWOOD

The site is accessed from Sanderson Close, just off Highgate Road. It comprises a mixture of larger warehouse units, small workshop style industrial units and open storage land parcels. Shed 2 and Shed 3 are the largest units available and total 38,427 sq ft and 53,165 sq ft respectively. The smaller workshop units (G1-G16) range from 2,542 sq ft - 5,306 sq ft, these units can be combined if necessary. There are five open storage land parcels available on the Greenwood site (G17 - G20) which range from 6,087 sq ft - 25,760 sq ft.



Warehouse/ workshop units	Sq m	Sq ft	Vacant Possession
G1	240	2,584	Max lease term up to Q3 2025
G2	236	2,542	
G3	245	2,637	
G4-5	412	4,430	
G6-7	417	4,483	
G8-9	368	3,956	Max lease term up to Q1 2023
G10-11	493	5,306	
G12-13	470	5,063	
G14-15	377	4,061	
G16	342	3,682	
G16 (Store)	201	2,163	

Open Storage	Sq m	Sq ft	Vacant Possession
G17	565	6,087	Max lease term up to Q1 2023
G18	LET		
G19	UNDER OFFER		
G20	LET		

Warehouse/office Yard	Sq m	Sq ft	Vacant Possession
SHED 2 - Ground	3,270	35,198	Max lease term up to Q3 2025
SHED 2 - First Floor Offices	300	3,229	
SHED 2 - Total	3,570	38,427	
SHED 2 - Yard	466	5,019	

SHED 3 - Ground (excl. Vehicle Wash)	4,524	48,700	Max lease term up to Q3 2025
SHED 3 - First Floor Offices	415	4,465	
SHED 3 - Total	4,939	53,165	
SHED 3 - Yard	2,462	26,500	

<b>TOTAL</b>	<b>15,217</b>	<b>163,795</b>	
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# GOSPEL OAK

This site is accessed off Gordon House Road. It comprises a mixture of warehouse/industrial units and open storage land parcels. The site provides a total of 3 industrial warehouse units ranging from 1,000 – 26,000 sq ft. There are five open storage land parcels available at the Gospel Oak site which range from 15,000-30,000 sq ft.

	Sq m	Sq ft	Availability
A1 - A3	3,323	35,769	Available January 2022
D1	1,554	16,727	Available July 2021
D2	178	1,918	Available July 2021
E1	1,501	16,157	Available July 2021
E2	295	3,176	Available July 2021
G1	2,416	26,006	LET
External Yard	2,865	30,843	LET
G2	1,526	16,426	Available March 2022
G3	1,439	15,485	LET
K	120	1,288	Available July 2021
<b>TOTAL</b>	<b>15,217</b>	<b>163,795</b>	

Max lease term for all units/plots is up to Q3 2025.





## THE ESTATE

- Welfare facilities can be provided; toilet facilities, fencing, cabins, power, water, 24/7 security.
- Well established industrial location.
- Two site access points via Sanderson Close (for Greenwood). & Gordon House Road (for Gospel Oak)
- For hire from Murphy Plant

## PLANNING USE

It is understood the property is suitable for light industrial, general industrial and storage and distribution uses falling within classes B1(c), B2 and B8 of The Town and Country Planning (Use Classes) Order 1987.

## TERMS

The units and plots are available by way of a full new repairing and insuring lease for a max lease term of 3-5 years. For further information please contact the sole agents. Details listed below.

## RENT

On application

## SERVICES/SERVICE CHARGE

A service charge is payable to cover maintenance and management of the common areas of the estate. A copy of the service charge budget will be available on request.

The Landlord will provide power and water to the units.

## RATEABLE VALUE

Available on request.

## EPC RATING

TBC

## FURTHER INFORMATION

Strictly via the sole agents:

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