

TO LET - OFFICE

# PIANO FACTORY

Perren Street , NW5, NW5 3ED



## Key Highlights

- 1,408 to 4,691 sq ft
- Architecturally designed feature staircase
- Excellent floor to ceiling heights
- Passenger lift
- Superb Natural Light
- Showers & Bike storage
- Impressive interior lighting
- Timber floor

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## Location

Piano Factory is accessed via the cul de sac, Perren Street which is just off Ryland Road close to Kentish Town Road. Kentish Town (West) Mainline station is immediately adjacent to the property. Located a short walk away is Kentish Town Underground station (Northern Line + Overground). Numerous bus routes and extensive retail, restaurant and leisure facilities service the area. Kentish Town is a vibrant and affluent hub within the London Borough of Camden and located within a third of a mile of the famous Camden Market. Kings Cross, St Pancras and Euston mainline stations are all within a 1.5 mile radius.

## Description

Originally a Victorian piano factory is an imposing brick constructed warehouse that was comprehensively refurbished 5 years ago to include; New Crittall style windows, exposed steel beams, a/c, excellent natural light throughout and a new passenger lift amongst many other alterations.

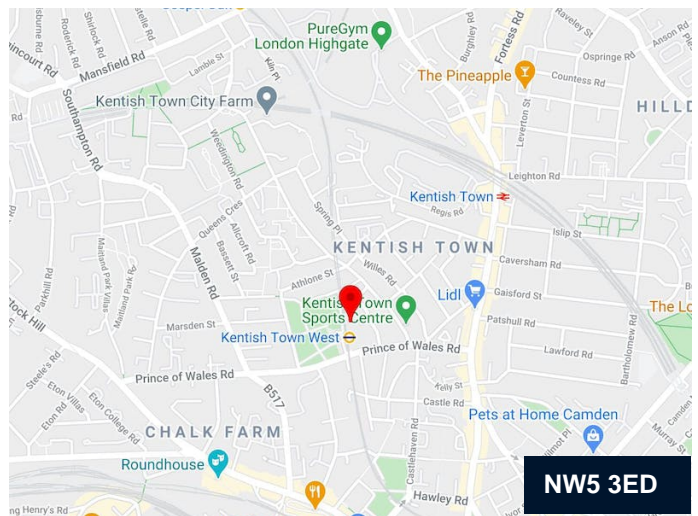
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
4th	1,820	169.08	Let
3rd	3,262	303.05	Let
2nd	3,283	305	Available
1st	3,242	301.19	Let
Ground - South	1,408	130.81	Available
Ground - North	1,507	140	Let
Lower Ground	1,564	145.30	Let
<b>Total</b>	<b>16,086</b>	<b>1,494.43</b>	

## Business Rates

Rates payable: £13.86 per sq ft  
(based upon Rateable Value: £13.86)



## Contact

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