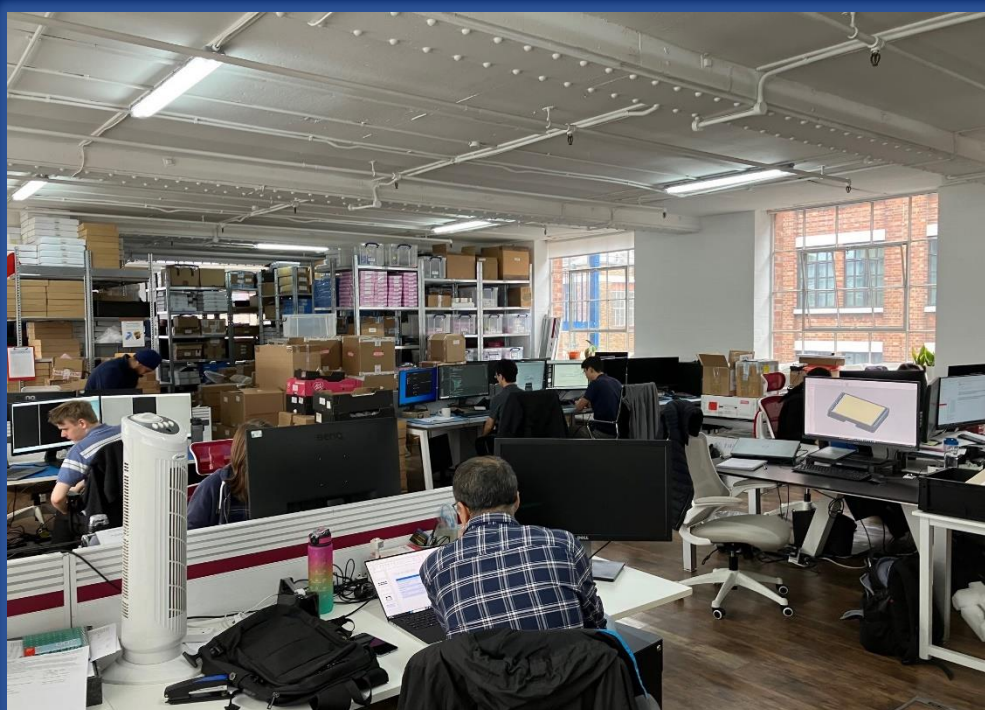


CHARACTER STUDIO/OFFICE
HIGHGATE BUSINESS
NW5 1LB
CENTRE



**3,000 Sq Ft (278 Sq M)
TO LET**



HIGHGATE BUSINESS

NW5 1LB
CENTRE



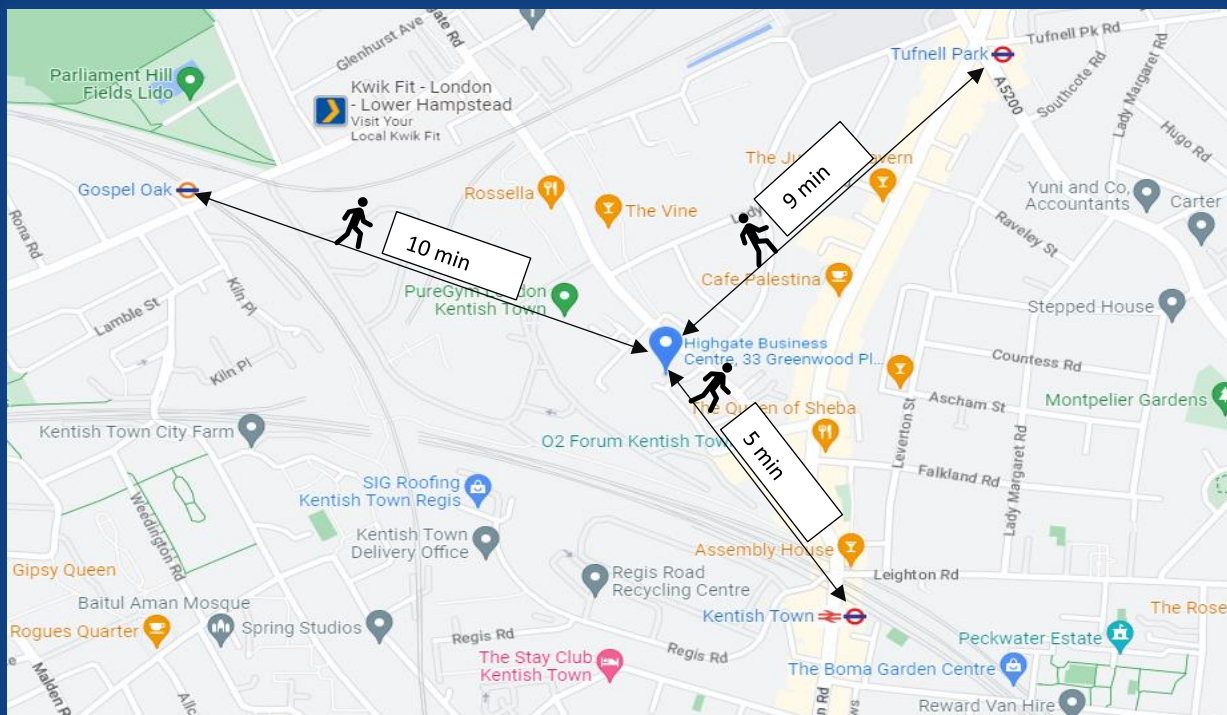
LOCATION

Highgate Business Centre is located in Greenwood Place just off Highgate Road approximately 1.5 miles from Kings Cross and within easy reach to Camden Town's famous markets and Camden Lock. The multitude of amenities including shops, restaurants and bars of Kentish Town Road as well as The Forum. Hampstead Heath is also within the immediate vicinity. Transport facilities are convenient with Kentish Town Underground and Mainline Station (Northern Line & National Rail) being within walking distance as well as Gospel Oak Station (London Overground). There are also numerous bus routes from Camden, Highgate and Kentish Town serving the area.



DESCRIPTION

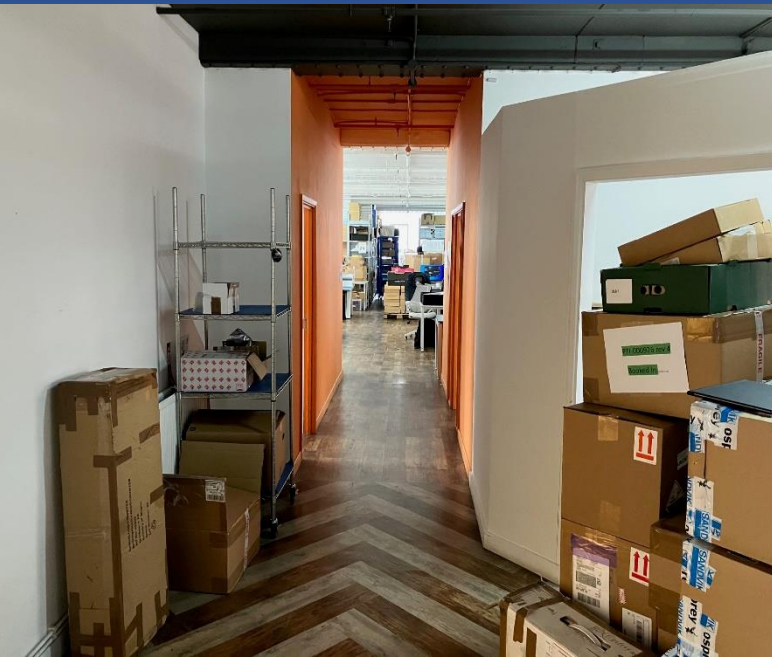
Comprises character studio/office premises arranged on the rear second floor split up to provide private and open plan office areas. The premises offer excellent natural light, with an industrial feel and high ceilings.



HIGHGATE BUSINESS NW5 1LB CENTRE

AREAS

	SQ FT	SQ M
Second Floor Rear	3,000	278



LEASE

New Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside the security of the Landlord and Tenant Act 1954.

RENT

£75,000 pax + VAT

BUSINESS RATES

The current Business Rates payable are £24,201.50 per annum, however all interested parties are advised to make their own enquiries to the Local Authority.

SERVICE CHARGE

£5 per Sq Ft + VAT

EPC

D Rating

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment through owners Sole Agents
Christo & Co

AMENITIES

- Excellent Natural Light
- Good Decorative Order
- 2 Passenger/Goods Lifts
- Gas Central Heating
- Disabled Access
- Male & Female WC's
- Disabled WC
- Secure Parking
- Caretaker on Site
- 24 Hour Access
- Alarm
- Entry Phone System
- Bike Racks

CONTACT



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