

**CHARACTER STUDIO / OFFICES
TO LET**

**HIGHGATE BUSINESS CENTRE
HIGHGATE ROAD, GREENWOOD PLACE
KENTISH TOWN, LONDON NW5**



LOCATION: Highgate Business Centre, located in Greenwood Place just off Highgate Road is 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 Hampstead Heath are within the immediate vicinity. Transport facilities are convenient with Kentish Town Underground and mainline station (Northern Line & National Rail) and Gospel Oak Station (London Overground) a short walk away. There are also numerous bus routes from Camden, Highgate and Kentish Town serving the area.

DESCRIPTION: These character studio/office premises offer good natural light, with an industrial feel with high ceilings. The subject unit has recently been refurbished.

66-70 Parkway, London NW1 7AH

T: 020 7482 1203 • F: 020 7482 4441 • E: mail@christo.co.uk • www.christo.co.uk

ALL DIMENSIONS ARE APPROXIMATE

Part First Floor

1,000 Sq Ft (93 Sq M)

AMENITIES:

- * Excellent Natural Light
- * Good Decorative Order
- * 2 Passenger/Goods Lifts
- * Central Heating
- * Secure Parking at extra cost
- * Disabled Access
- * Male & Female WCs
- * Disabled WC
- * Caretaker on Site
- * 24 Hour Access
- * Alarm
- * Entry Phone System

LEASE:

A new Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews.

RENT:

£25,000 pax + VAT

S. CHARGE:

£5psf

Includes : Electricity, Water, Insurance and costs relating to the communal areas

BUSINESS RATES:

We have been advised that the current Business Rates payable are circa £12,000 per annum. However, interested parties are advised to make their own enquiries to the Local Authority.

LEGAL COSTS:

Each party to bear their own legal costs.

EPC:

Available upon request.

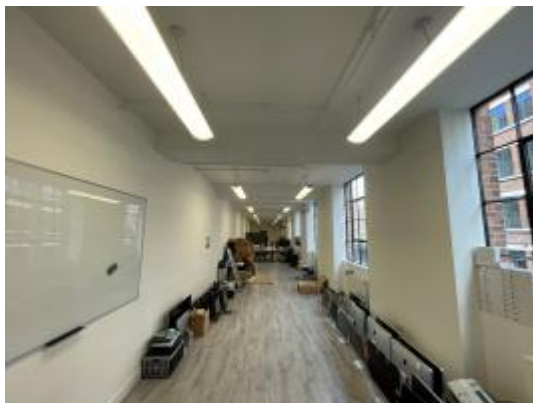
VIEWING:

Strictly by appointment through owner's SOLE agents as above.

CONTACT:

Mert Seyhan
020 7482 1203 / 07506 732734 / mert.seyhan@christo.co.uk

SUBJECT TO CONTRACT



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