



29-41 CASTLE ROAD MEWS

LONDON NW1 8SX /// rocks.assist.risk

TO LET
A FULLY REFURBISHED 12,500
SQ FT INDUSTRIAL UNIT WITH
A 6,390 SQ FT PRIVATE YARD

AVAILABLE SUMMER 2026

SPACE TO THRIVE @

29-41 CASTLE ROAD MEWS

A HIGHLY SPECIFIED INDUSTRIAL
UNIT OFFERING FLEXIBLE
ACCOMMODATION.

A secure external yard will offer parking / storage and turning space. The property will offer further potential for an ongoing tenant to install their own mezzanine accommodation if required.

Located just off the busy Prince of Wales Road and minutes away from the bustling centres of Kentish Town and Camden, Castle Road Mews lends itself to a variety of uses including trade counter and storage.

Subject to planning application 2025/1352/P, and will be available for occupation in Summer 2026.

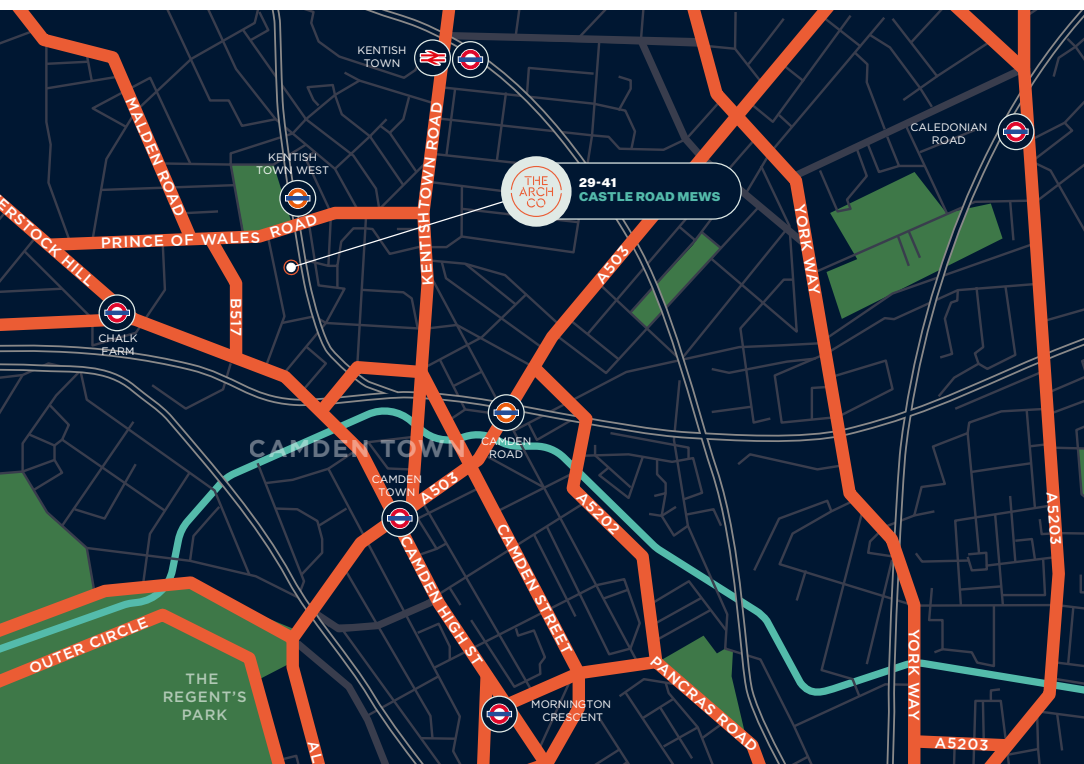


LOCATION

THIS INDUSTRIAL UNIT IS LOCATED ON CASTLE MEWS, JUST OFF CASTLE ROAD WHICH IS ADJACENT TO PRINCE OF WALES ROAD.

The property is situated just a 2 minute drive from Kentish Town West Station (Overground), and is a short walk from Kentish Town Station (Overground).

Located just north of Camden, the unit is well placed to access Central London, which can be reached in just c.32 minutes by car. The City of London is also easily accessible in just c.33 minutes by car.



TRAVEL TIMES

Kentish Town West Station		4 mins (0.3 miles)
Kentish Town Station		12 mins (0.6 miles)
Kentish Town West Station		2 mins (0.3 miles)
Kentish Town Station		5 mins (0.6 miles)
Camden Town		6 mins (0.9 miles)
Central London		32 mins (3.7 miles)
City of London		33 mins (4.3 miles)

ACCOMMODATION

	SQ FT	RENT PA
UNIT	12,500	£280,000
YARD	6,390	

FLOOR PLAN



SPECIFICATION



Concrete Slab
with areas suitable for
future mezzanine floors



Gated Yard
with vehicle
turning space



Maximum
eaves height of warehouse
4.95 – 5.35 m



WC
facilities



Electric
roller shutter
entrance

COSTS PER ANNUM

Rent	£280,000
Service charge	N/A
Insurance	£3,470
Business rates	£86,810
Indicative total monthly costs	£7,650

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting a 'B' rating.

TERMS

Available to Pre Let, subject to planning and Landlord works, on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent. Grant Mills Wood

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued June 2025.



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