

# Spectrum House

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This converted warehouse provides bright, newly refurbished and creative media style office spaces. Most of the studios are self-contained and have their own entrances onto the central courtyard. All units benefit from new comfort cooling, timber flooring and metal perimeter trunking. Tenants have a unique opportunity to benefit from a traditional lease within a vibrant community.

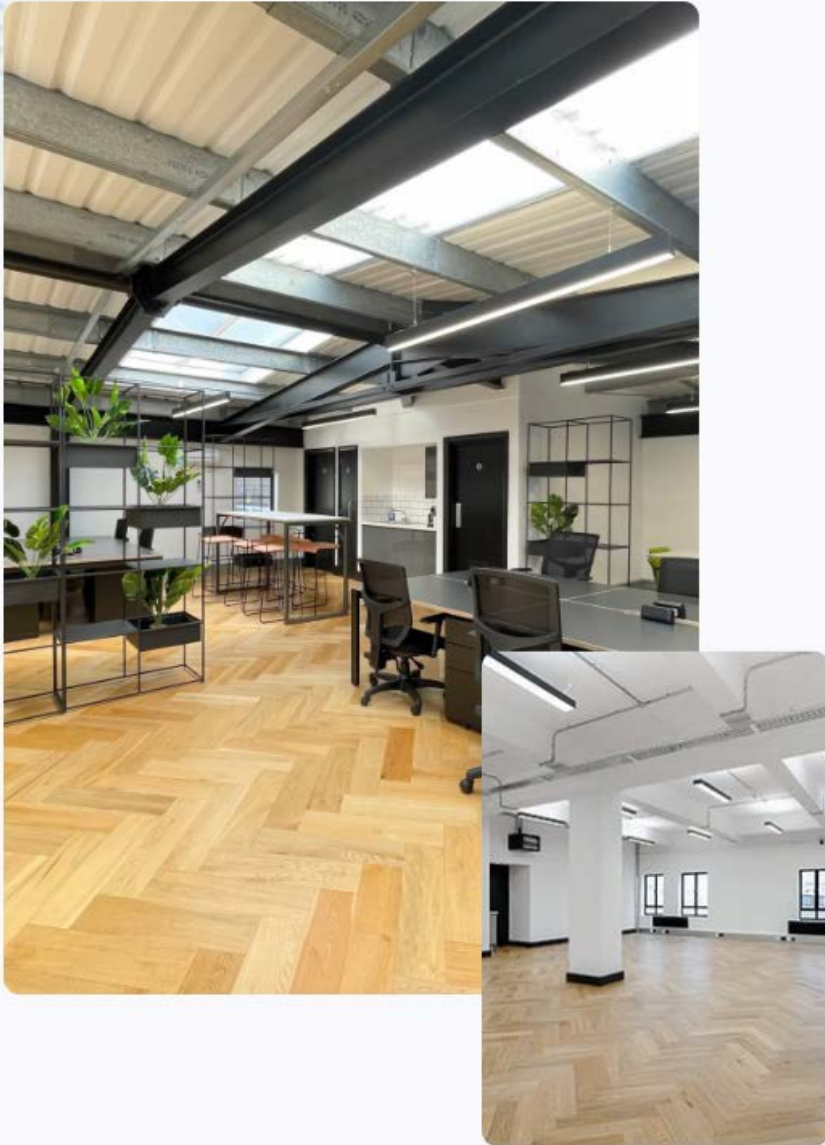
Spectrum House is located on Gordon House Road, moments away from Gospel Oak Railway Station and a short walk away from Kentish Town Underground Station. Situated just off Highgate Road, Spectrum House benefits from being in close proximity to a number of popular restaurants, bars and cafes.



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## Spectrum House

32-34 Gordon House Road, London, NW5 1LP



## LEASE TERM

Available by way of a new lease direct from the Landlord.

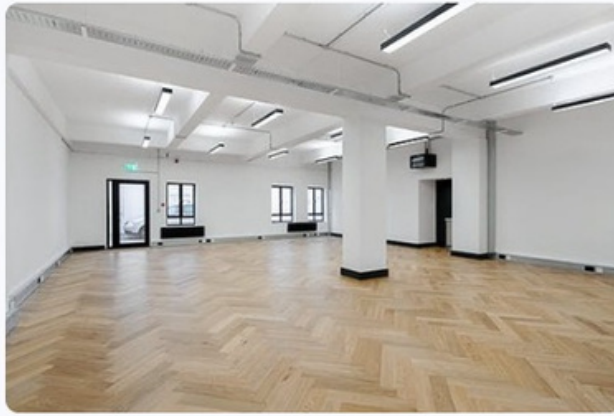
Also available as a fully managed lease from £6,700pm managed by **WORKPLACE+**

## SPECIFICATION

- Newly Refurbished
- Fitted Kitchenettes
- Air Conditioning
- Wooden Floors
- Characterful Features
- Fitted Meeting Rooms
- Entry Phone System
- Excellent Natural Light
- Fibre Internet
- On-site bike storage
- Shower facilities
- Onsite Fitness Centre
- 24 hour access
- Passenger Lifts
- Car Parking

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## AVAILABILITY

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Floors	SQ M	SQ FT	Rent (Per SQ FT)	Rates (Per SQ FT)	Service Charge (Per SQ FT)	Total Cost (Per Annum)
Unit 13	104.8	1,129	£48.50	c. £9	£4.12	£69,568
Unit 16	89.3	962	£48.50	c. £9	£4.12	£59,278
Unit 17	167.0	1,798	£48.50	c. £9	£4.12	£110,792
Unit 18	110.3	1,188	£48.50	c. £9	£4.12	£73,204
Unit 19	107.0	1,152	£48.50	c. £9	£4.12	£70,986
Unit 20	153.2	1,650	£48.50	c. £9	£4.12	£101,673

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# Contact

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Joint Agent

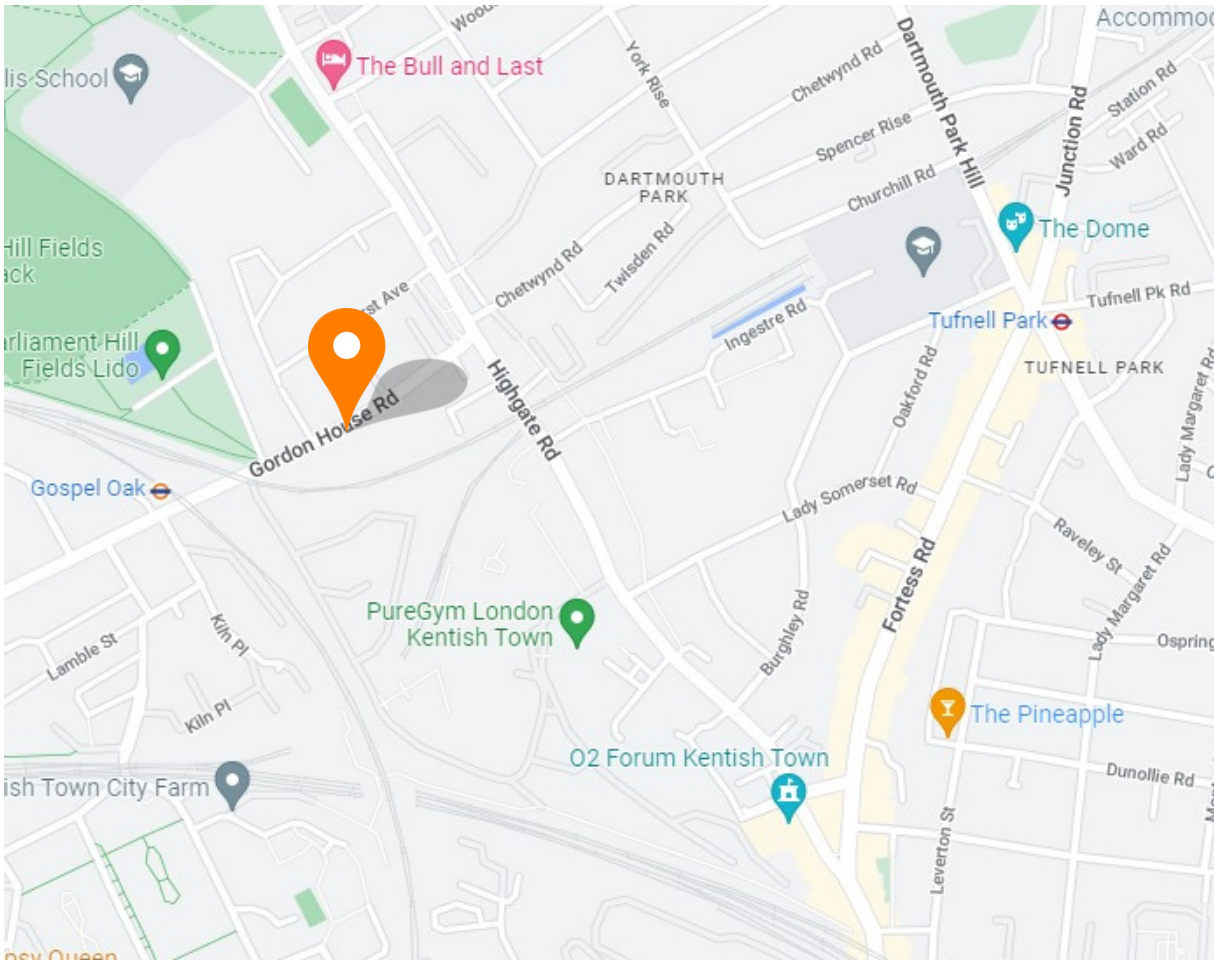
Edward Charles & Partners

0207 009 2300

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