

SALTER REX

Chartered Surveyors & Estate Agents



OFFICE SPACE TO LET

MAINLY OPEN SPACE

ANGLERS LANE NW5 3DG

WOODEN FLOORING

APPROX 1100 SQ FT

LOCATION / ACCOMMODATION:

Discover this spacious commercial property located on Anglers Lane in the heart of Kentish Town, NW5. Spread across two floors in a well-maintained building, this self-contained office suite offers clear open spaces measuring approximately 1100 Sq. Ft on Ground floor only with new decorations and stylish wood flooring throughout.

Conveniently situated near Kentish Town West Overground and Kentish Town Road Tube Station (Northern Line) and Thameslink, commuting to and from this property is a breeze. Bus routes along Kentish Town Road also provide added transportation options.

For those who enjoy exploring the local area, the vibrant Camden Market Stables is just a 10-minute walk south, offering a plethora of shopping, dining, and entertainment options. Whether you're browsing unique shops or sampling delicious street food, there is always something to experience.

Featuring excellent natural light, central heating, and a reliable alarm system, this commercial space presents great potential for any businesses. Don't miss out on the opportunity to schedule a viewing and discover all that this property has to offer.



MEASUREMENTS:	Ground Floor	1100 Sq. Ft (Approximately)
	Total	1100 <u>Sq. Ft</u>
TENURE LEASEHOLD:	New FRI lease to be negotiated subject to references and use.	
PRICE/RENTAL	£30 Sq. Ft Exclusive of all charges.	
EPC:	E .	
RATEABLE VALUE:	£25,708 per annum.	
USER:	Any user within Class E/ (B1) of the Town & Country Planning (User Classes) Order September 2020.	

money Laundering

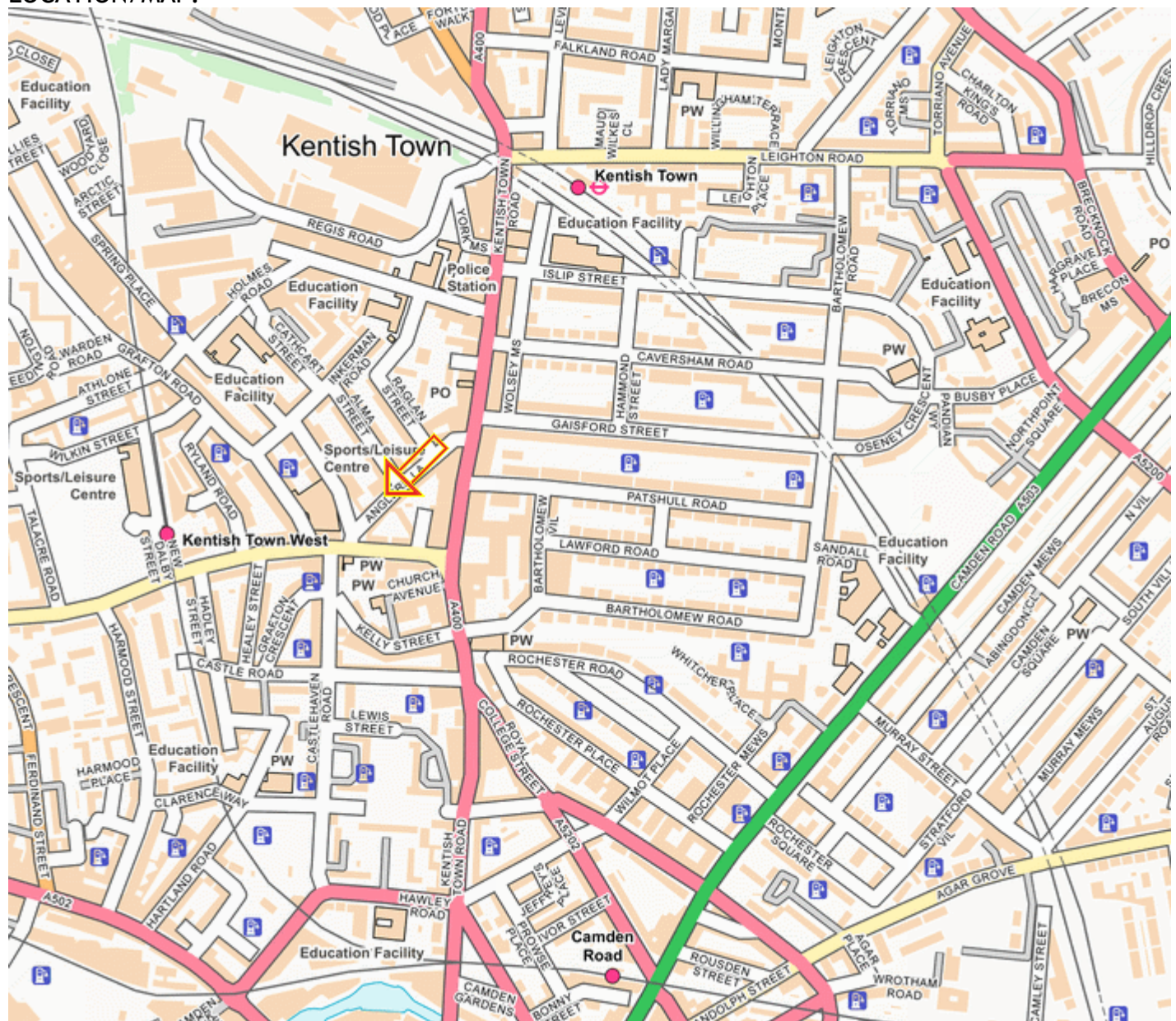
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



VIEWING: Only by appointment through the Sole Agent as below:

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LOCATION/MAP:



MISREPRESENTATION ACT 1967

Salter Rex llp for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

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