

ACCOMMODATION/ TRANSPORT:	<p>Presenting an outstanding opportunity to acquire an innovative and contemporary office space, beautifully situated on Wilkin Street, Kentish Town, in the heart of vibrant NW5. Boasting approximately 3360 sq ft over two generous floors, this sleek commercial property is designed to inspire productivity and impress both clients and colleagues alike.</p> <p>An airy, mainly open-plan layout is flooded with natural light, further accentuated by impressive high ceilings. Modern conveniences include dedicated WC and shower facilities, a well-appointed kitchen, secure FOB entry, an advanced alarm system, and dedicated secure bike storage for cyclists. The presence of gas heating ensures year-round comfort. An additional highlight is a private, enclosed outdoor space, perfect for breaks or informal meetings in the fresh air.</p>
LOCATION:	<p>Situated on the bustling Wilkin Street, this dynamic office is exceptionally well-connected. The property lies within NW5, offering immediate access wider green spaces such as Hampstead Heath and Parliament Hill, both under 15 minutes' walk away – ideal for lunchtime strolls or team building. Local DMA venues, artisan coffee shops, eateries create a lively business community, while reliable transport options abound with Kentish Town Tube stations and Kentish Town West Overground both moments from the door, putting Central London just minutes away with several buses serve the area.</p> <p>Offering excellent amenities, high-spec security, and a forward-thinking environment, this freehold office is suitable for established businesses and ambitious new ventures alike. With no allocated parking but cycle provisions and level access available, this office supports sustainable, accessible commuting.</p>
Land Registry Title Number	260484
AMENITIES:	<p>High Ceiling Lots of Natural Light Kitchen Areas WC Alarm Bike Storage Sky Light Shared Outside Space</p>

FREEHOLD:

Offers in the region of £2,000,000 + VAT on Unconditional basis Sold vacant possession.

AML:

Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

**VIEWING:**

Only by appointment through the Sole Agent as below:

Metin Yildirim
 Salter Rex LLP
 Chartered Surveyors & Estate Agents, Crown House
 265/267 Kentish Town Road
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MISREPRESENTATION ACT 1967

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FREEHOLD INNOVATIVE, SLEEK, AND TRENDY OFFICE SPACE FOR SALE



WILKINS STREET, NW5
APPROX
(3360 SQ. FT.)