

**ACCOMMODATION/
TRANSPORT:**

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.

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.

LOCATION:

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.

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.

**Land Registry Title
Number**

260484

AMENITIES:

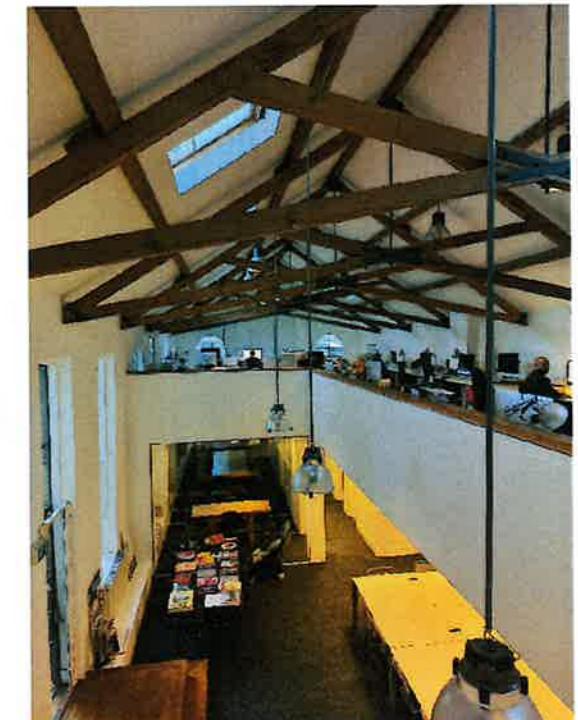
- High Ceiling
- Lots of Natural Light
- Kitchen Areas
- WC
- Alarm
- Bike Storage
- Sky Light
- Shared Outside Space

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
London NW5 2TP
Tel: 020 7428 6801 Mobile: 07951262191
Fax: 020 7485 8488
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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.)**