

PILCHER ● LONDON

bespoke commercial property consultants

## 2 wilkin street london, nw5

for sale / freehold

3,396 sq ft

this self contained industrial chic  
style former warehouse building  
benefitting from volume, light +  
character throughout



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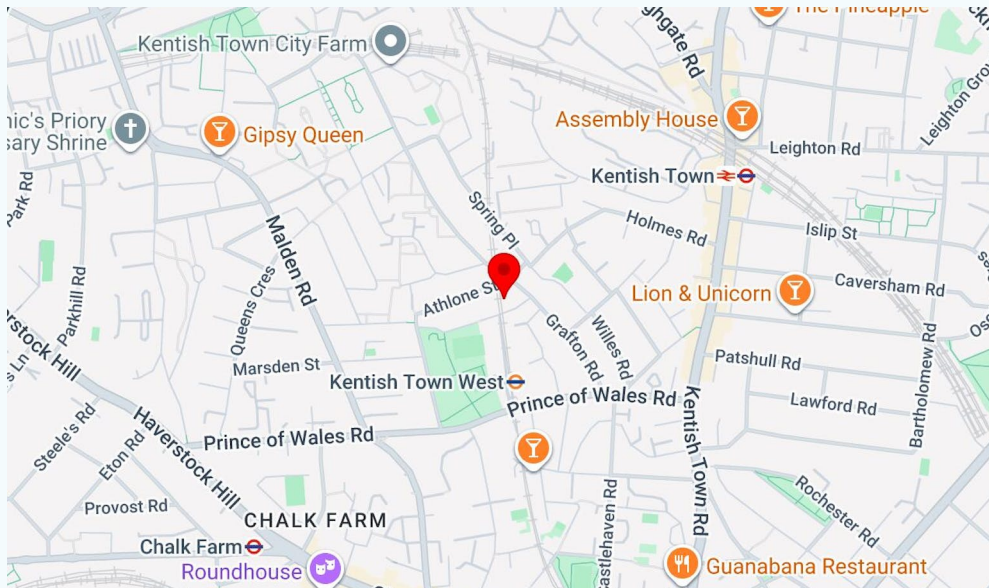
### about

this self contained industrial style chic former warehouse has been designed with two meeting rooms, kitchen, break out area and collaboration with double height space on the ground floor with the 1st floor designed as open plan working area.

### location

situated in the heart of kentish town the building is located c. 5 minutes walk to kentish town underground (norther line and thameslink lines) giving easy access to kings cross and farringdon (elizabeth line).

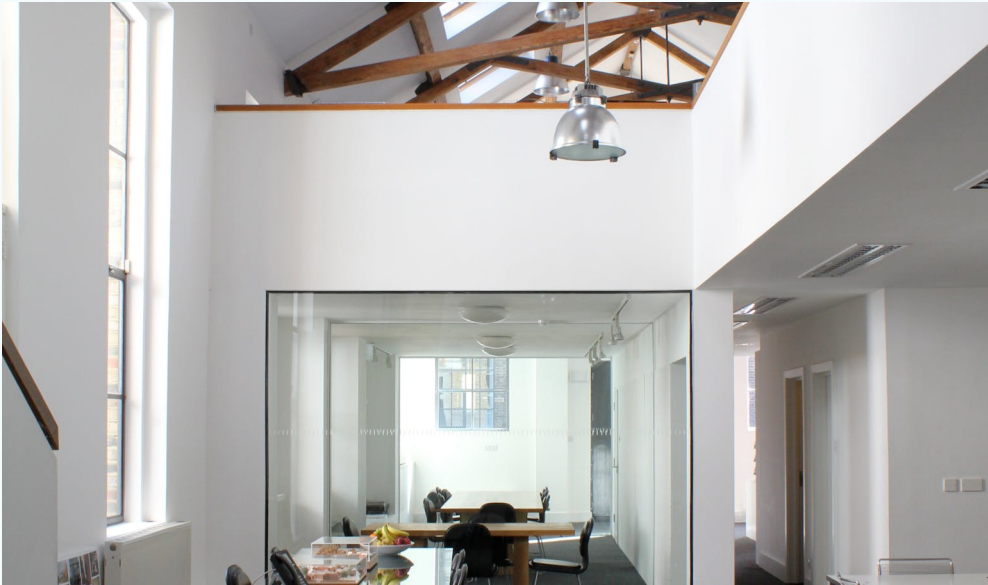
kentish town west (mildmay overground line) is less than a 3 minute walk giving access from east to west london and there are many bus routes from prince of wales road and kentish town road.



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## accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground	1,964	182.46	available
1st	1,432	133.04	available
total	3,396	315.50	

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### amenities

- freehold
- excellent natural light throughout
- high vaulted ceilings
- exposed wooden joists
- kitchen
- end of trip facilities
- outside courtyard space
- secure bike storage
- two seperate meeting rooms
- ample storage
- potential to add up to another two floors subject to planning
- new key point...

### financials

price	offers in the region of £1,750,000
rates payable	£16.12 per sq ft this is the rates from april 2026

### legal fees

each party to bear their own costs

### epc

f

### vat

not applicable

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viewings & more information

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