



ROBERT IRVING BURNS

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# 109 BARTHOLOMEW ROAD

LONDON, NW5 2BJ

DOVE COMMERCIAL CENTRE - UNIT 1

**TO LET**

BRIGHT STUDIO SPACE AVAILABLE  
IN A CREATIVE BUSINESS HUB

SUITABLE FOR CLASS E  
(OFFICES, RETAIL, MEDICAL, LEISURE ETC.)

1,004 SQ.FT



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WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

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## Description



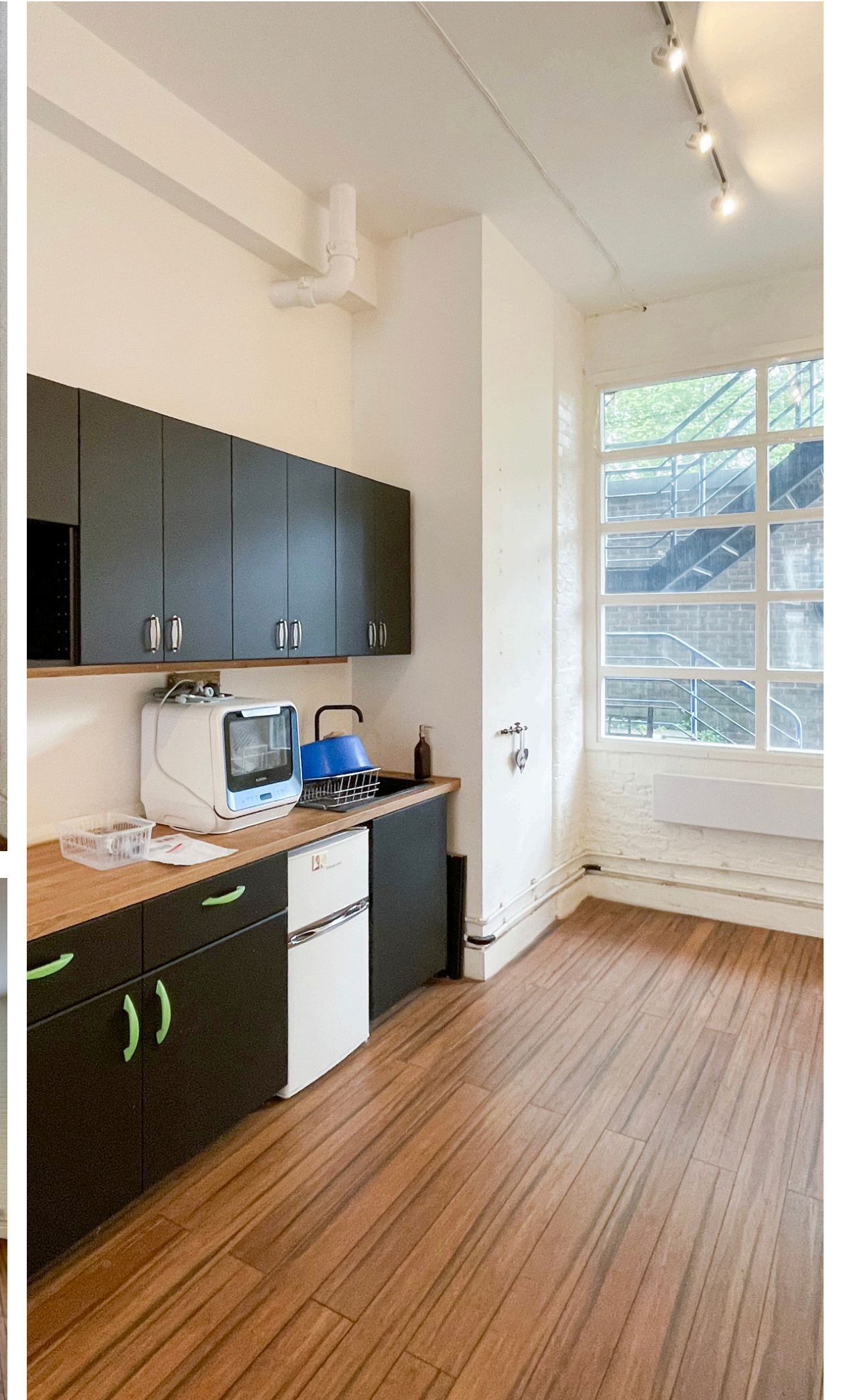
## Description

This characterful light industrial-style premises is suitable for a variety of different occupiers and benefits from a number of attractive industrial features, including wall-mounted radiators, excellent natural light to both the front and rear elevations, double-door loading/access directly onto the street, spot lighting, kitchenette facilities and an internally demised WC.

The premises also benefits from excellent ceiling heights throughout, creating an open and versatile working environment suitable for a range of creative, showroom, studio, retail or leisure uses.

# Specification

- Characterful Light Industrial-Style Premises
- Wall-Mounted Radiators
- Excellent Natural Light
- Front and Rear Elevations
- Double-Door Loading Access
- Direct Street Access
- Spot Lighting
- Kitchenette Facilities
- Internally Demised WC
- Excellent Ceiling Heights
- Open and Versatile Working Environment



## Location



Kossoffs



HealthyWealthy



The Assembly House



Rose & Crown

## Location

[GOOGLE MAPS LINK](#)

The property is conveniently situated at the Dove Centre on Bartholomew Road a mixed commercial and residential location, within easy walking distance of Kentish Town (Northern Line) and Kentish Town West stations (London Overground).

The area benefits from numerous amenities with Kentish Town Road High Street offering a number of cafés, shops, bars and restaurants which is short walking distance away.

109 BARTHOLOMEW ROAD

RIB

## Accommodation

Net Internal Area

UNIT 2: 93.27 SQM | 1,004 SQFT

Floor	Unit 2
Total Size (sq.ft.)	1,004
Quoting Rent (p.a.) excl.	£32,630
Service Charge (p.a.)	TBC
Estimated Rates Payable (p.a.)	£11,664
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£44,294</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

## LEASE

A new Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

The Lessee will be responsible for the Lessors legal fees.

## EPC

The property has an EPC Rating of 110 E.

## VAT

The property is not elected for VAT.

## FLOOR PLANS

Available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2026



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## CONTACT US

Jim Clarke  
020 7927 0631  
Jim@rib.co.uk

Matthew Mullan  
020 7927 0622  
Matthewm@rib.co.uk

Thomas D'arcy  
020 7927 0648  
Thomas@rib.co.uk

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)