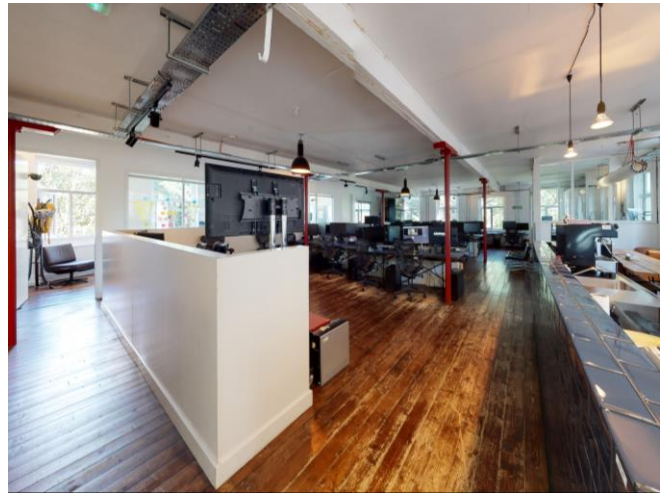


TO LET – MEDIA STYLE OFFICES - VIRTUAL TOUR AVAILABLE

77 FORTRESS ROAD, LONDON, NW5 1AG

1ST FLOOR

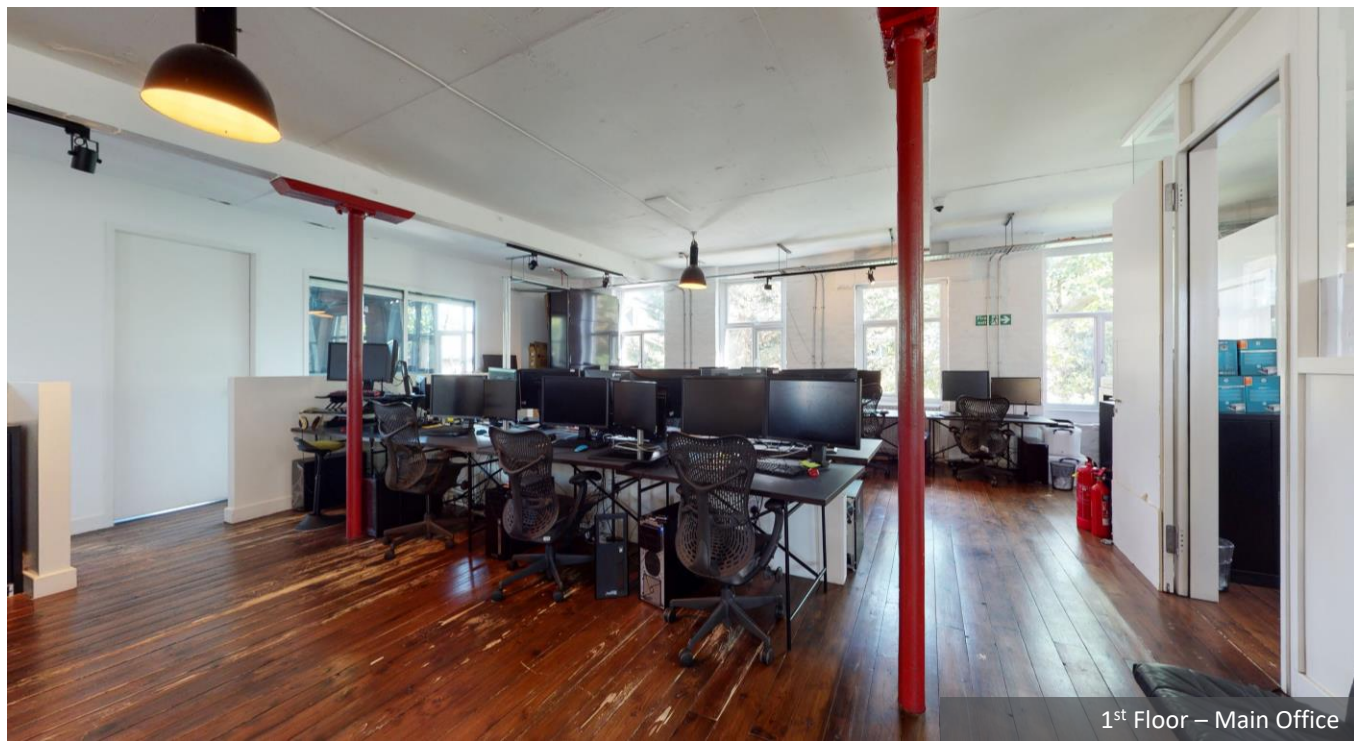
**3,036 SQ. FT. (282.05 SQ. M)****LOCATION (GOOGLE MAPS) [LINK](#)****VIRTUAL TOUR (1st Floor) [LINK](#)**

The property is situated off Fortress Road in Kentish Town which is very well connected by public transport. Kentish Town station is within 0.3 miles, providing Northern Line & Thameslink services to the heart of the city. The property is a short walk from Kentish Town High Street, which is home to numerous artisan restaurants & cafes.

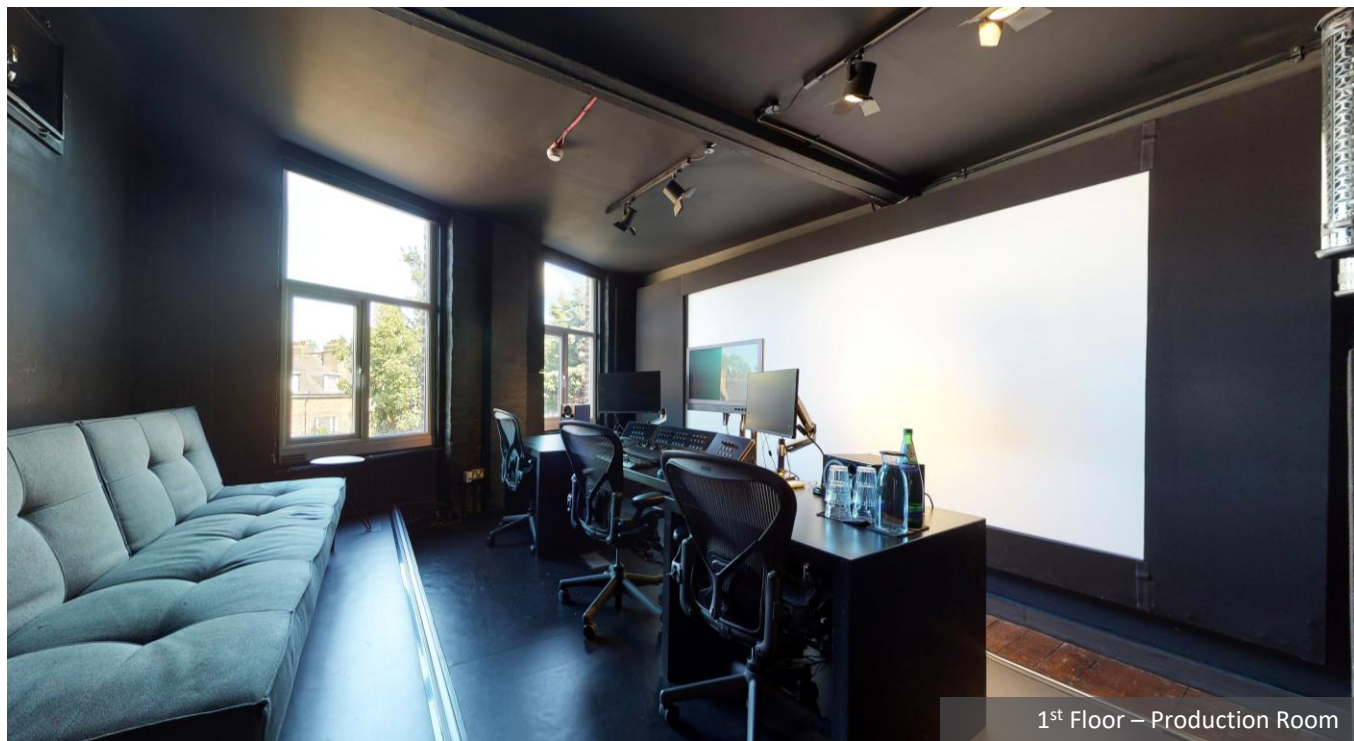
rib.co.uk

19 Margaret Street, London W1W 8RR

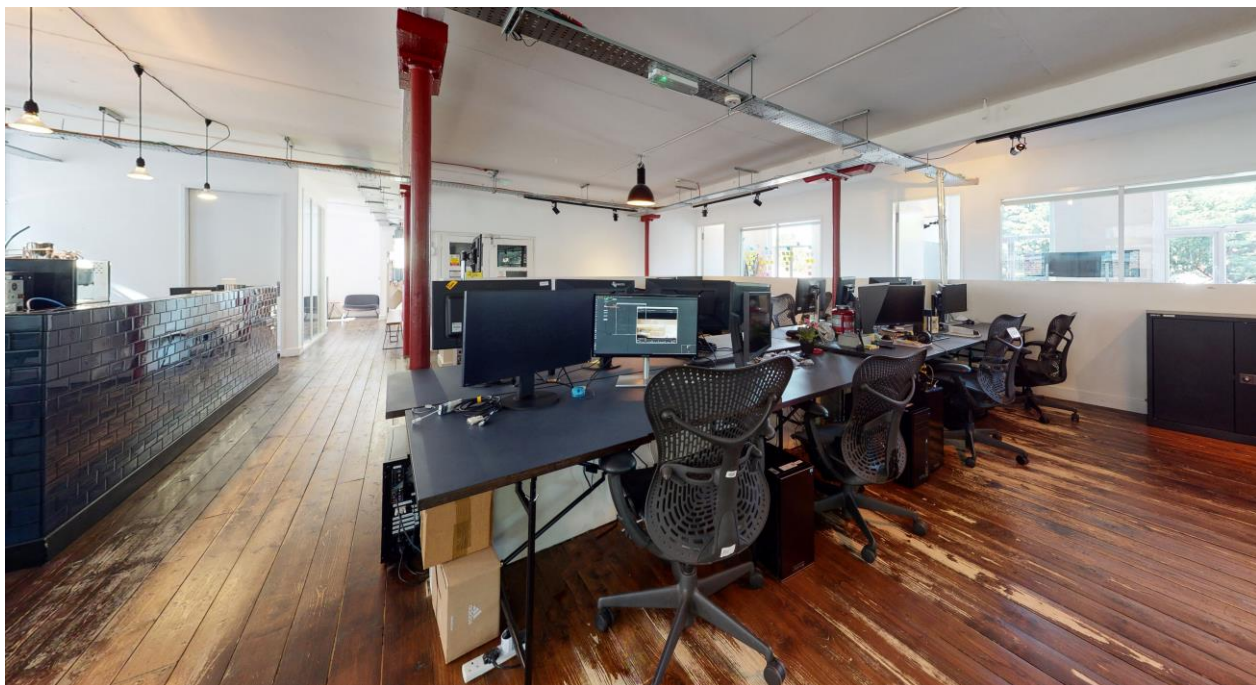
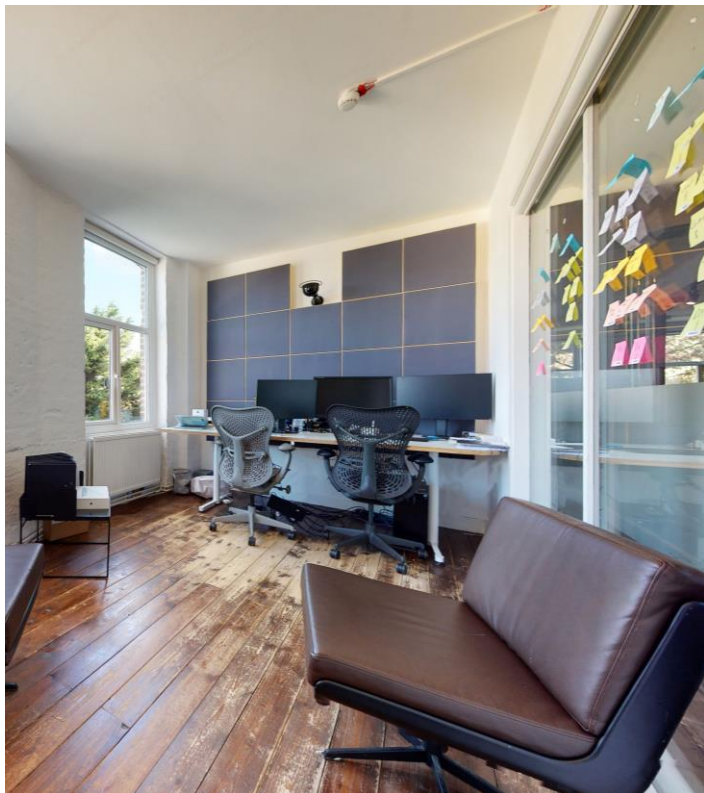
Tel: 020 7637 0821 Email: info@rib.co.uk



1st Floor – Main Office



1st Floor – Production Room



DESCRIPTION

The property is a former warehouse which has been converted into offices. The conversion has been sympathetic to the original use and there are still many original features throughout including iron columns and exposed wooden flooring. The office provides a mixture of open plan accommodation with a kitchen and breakout area. The floor was previously occupied by a production house and is well suited to those in the creative media industry.

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

FINANCIALS

Area	Kentish Town
Floor	1 st
Size (sq. ft.)	3,036
Quoting Rent (p.a.) exc	£80,454
Rates Payable (p.a.)	£17,590
Service Charge (p.a.)	£4,371
Estimated Occupancy Cost (p. a.)	£102,416

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

AMENITIES

- Dual Aspect Natural Light
- Good Ceiling Height
- Exposed Timber Flooring
- Meeting Rooms
- Post Production Workspace
- Kitchenette/Breakout Area
- WC's & Shower Facilities
- Central Heating
- 24/7 Access

VIEWINGS:

Strictly through Robert Irving Burns:

Freddie Brett

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Henry Bacon

Tel 020 7927 0646

Email : henry@rib.co.uk