



AVAILABLE - TO LET

2ND FLOOR REAR, STAR HOUSE, GRAFTON ROAD, NW5 4BA

E Class Office with D1 Medical Use With Parking

For Rent, 1,382 Sq Ft £22.50 Per Sq Ft

All enquiries to

020 7375 1801

strettons.co.uk

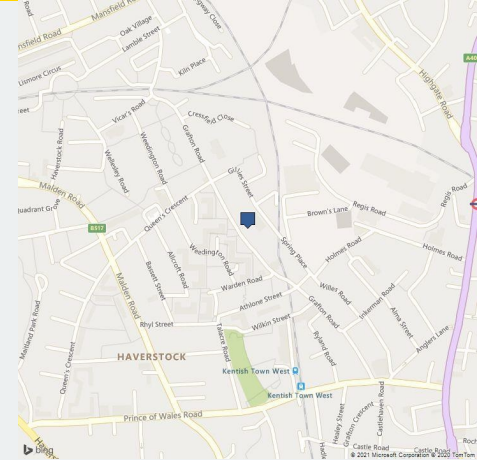


STRETTONS

EST 1931

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E Class Office with D1 Medical Use With Parking
For Rent, 1,382 Sq Ft £22.50 Per Sq Ft



The offices occupy part of the 2nd floor are self-contained and benefit from open plan space with 6 separate meeting rooms with demountable partitions. The unit benefits from good natural light, carpets, communal wc and are accessed by a refurbished lift and stairs with a DDA wc on the ground floor.

The building is located on the Eastern side of Grafton Road close to its junctions with Prince of Wales, Kentish Town Road and Holmes Road. Transport links are convenient with Kentish Town West (Overground) and Kentish Town (Northern Line) within walking distance. There are local shops and cafes nearby on Queens Crescent with Kentish Town and Camden are close by. Several buses serve the area.

Highlights

- Good Natural Light
- Central heating (included in the service charge)
- Carpets, Modern Kitchen & Perimeter trunking
- Separate meeting room via a booking system
- Approached via stairs or refurbished lift
- 2 parking spaces

Rent	£22.50 Per Sq Ft
Business Rates (Est)	Rates Payable: £9,855.24 (£7.12 psft)
Building type	E Class Office With D1 Medical
Service Charge (Est)	£7.00 psft appx
VAT	VAT is payable
EPC Rating	E

Floor	Size Sq Ft	Status
2nd Floor	1,382	AVAILABLE - To Let
Total Internal Area	1,382	

Contact us

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