

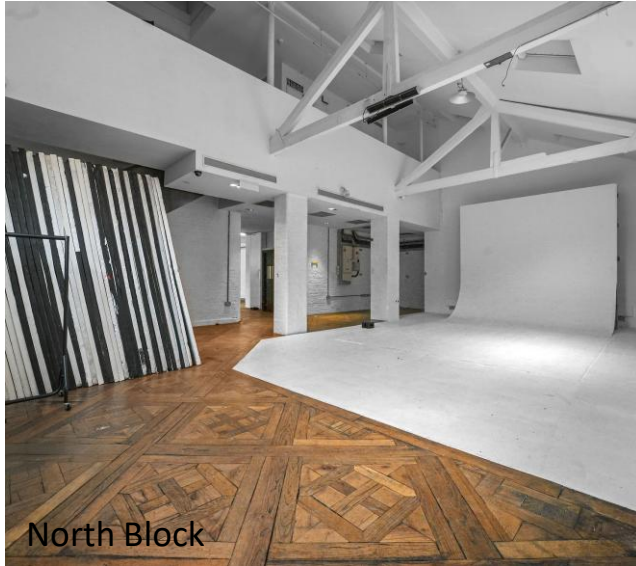
**SPRING HOUSE**  
**10 SPRING PLACE**  
**NW5**

114 - 1,949 SQ FT  
CREATIVE ARTIST STUDIOS FOR RENT IN  
KENTISH TOWN  
KENTISH TOWN, NW5





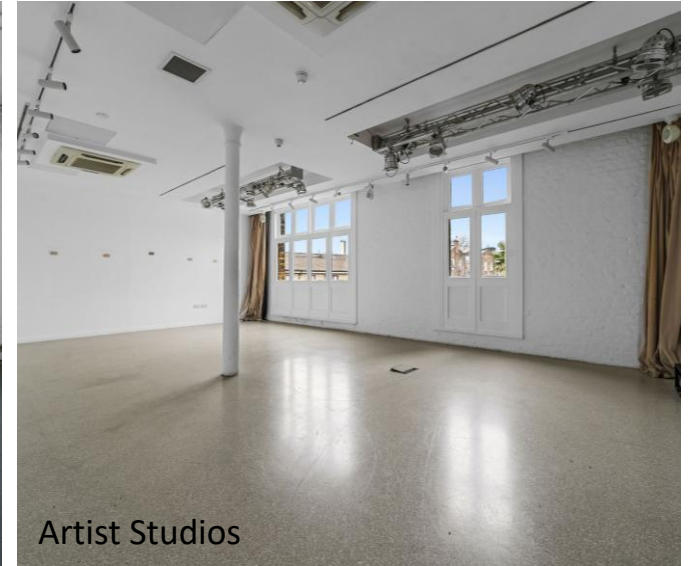




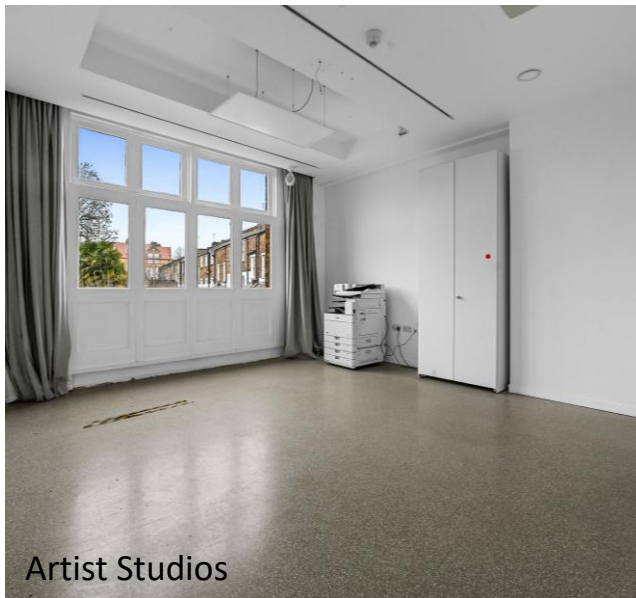
North Block



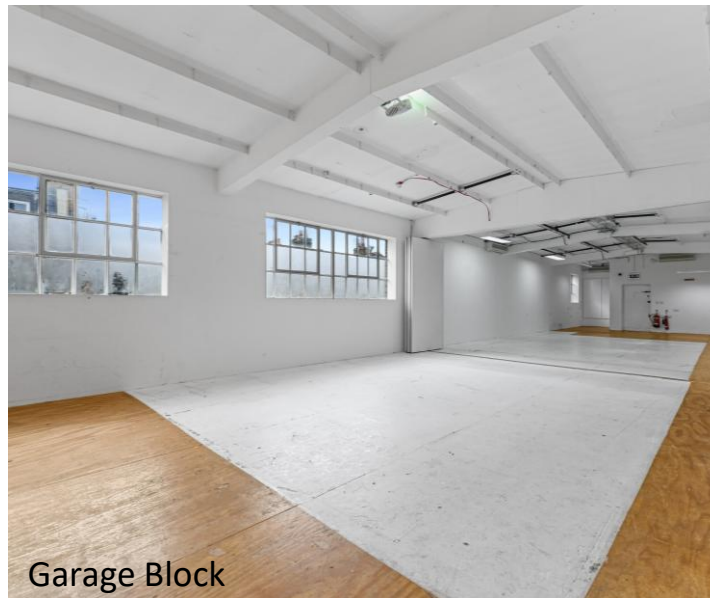
North Block



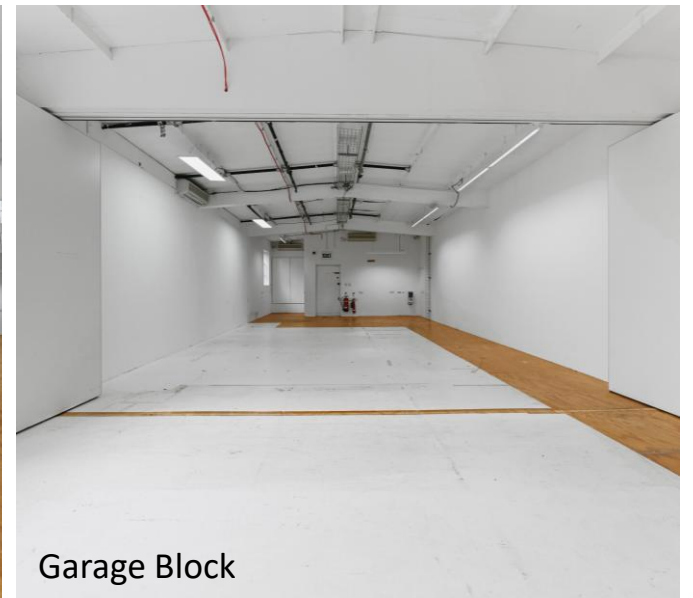
Artist Studios



Artist Studios



Garage Block



Garage Block



## DESCRIPTION

Spring House is a characterful converted warehouse providing a range of creative artist studios in the heart of Kentish Town. The building offers flexible workspace accommodation suitable for artists, makers and creative businesses, with units ranging from approximately 114 sq ft to 1,949 sq ft. Arranged across a number of studio spaces including the North Block, Garage Block and larger warehouse units, the property provides a vibrant and collaborative working environment.

## AMENITIES



24 HOUR ACCESS



KITCHENETTE



ON-SITE CARETAKER



PITCHED ROOF



WAREHOUSE  
STYLE FEATURES



EXCELLENT  
NATURAL LIGHT



EXPOSED  
BRICKWORK



OPEN PLAN



GREAT CEILING  
HEIGHTS

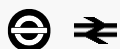
## CREATIVE STUDIOS FOR RENT IN A CONVERTED WAREHOUSE





## TRANSPORT

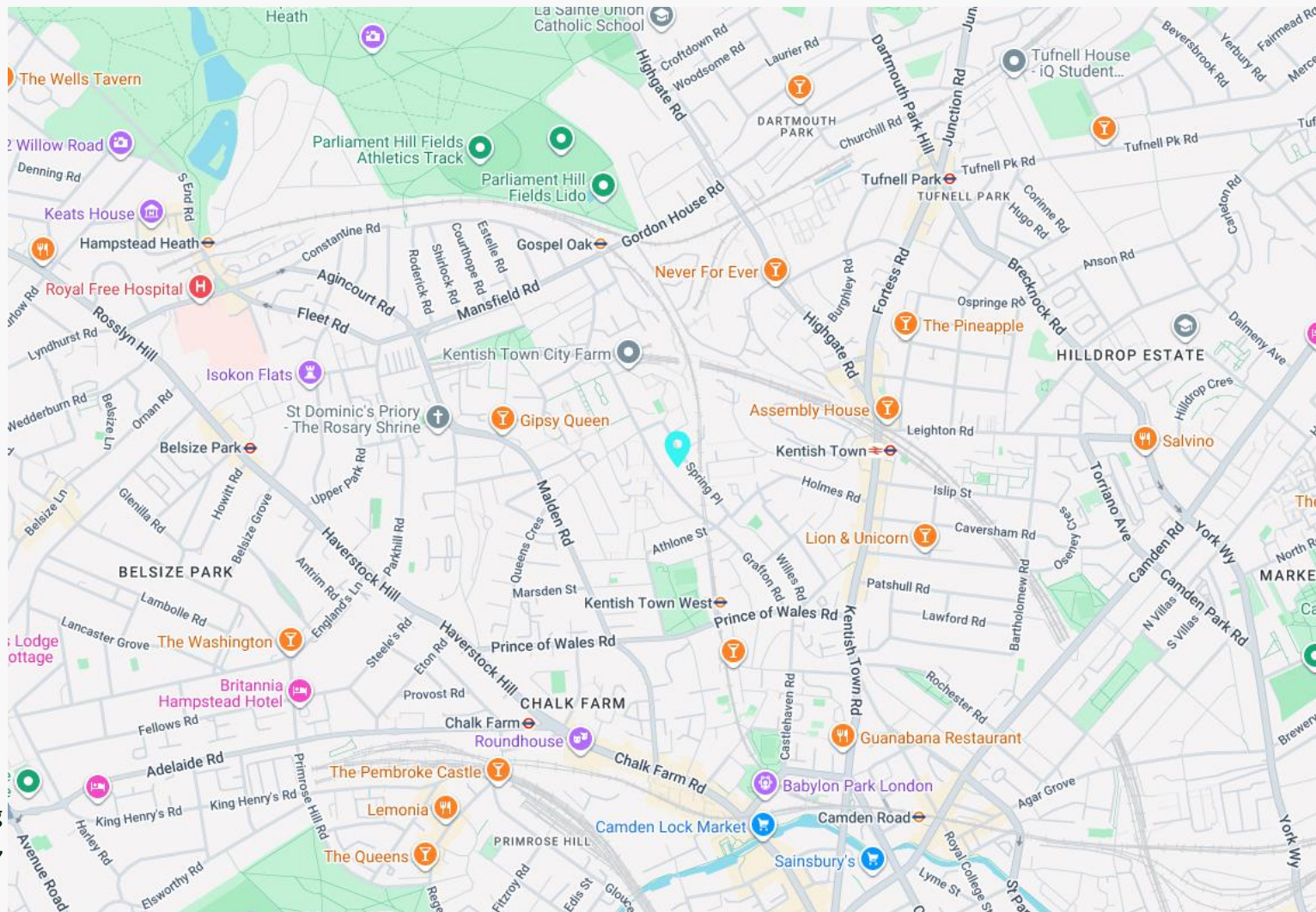
Kentish Town— 5 Mins Walk



## AREA

Tucked away on a quiet residential street just moments from the vibrant heart of Kentish Town, Spring House enjoys a superb North London location. The property is within easy walking distance of Kentish Town's cafés, restaurants, shops and local amenities. Excellent transport links are available via Kentish Town Underground (Northern Line) and Kentish Town West Overground stations, providing quick connections to Camden, King's Cross, the City and the West End.

## LOCATION





## GARAGE BLOCK

| UNIT | FLOOR | SIZE (SQ FT) | STATUS | RENT (PER ANNUM) | RATES (PSF) | SERVICE CHARGE (PSF) |
|------|-------|--------------|--------|------------------|-------------|----------------------|
| 1    | First | 1,665        | Let    | £31,000          | TBC         | Inclusive            |

## NORTH BLOCK

| UNIT  | FLOOR         | SIZE (SQ FT) | STATUS    | RENT (PER ANNUM) | RATES (PSF) | SERVICE CHARGE (PSF) |
|-------|---------------|--------------|-----------|------------------|-------------|----------------------|
| 1     | Ground & Mezz | 1,369        | Available | £25,000          | TBC         | Inclusive            |
| 2     | Ground        | 1,949        | Available | £36,000          | TBC         | Inclusive            |
| Total | -             | 3,318        | Available | £61,000          | TBC         | Inclusive            |

## ARTIST STUDIOS

| UNIT | FLOOR | SIZE (SQ FT) | STATUS      | RENT (PER ANNUM) | RATES (PSF) | SERVICE CHARGE (PSF) |
|------|-------|--------------|-------------|------------------|-------------|----------------------|
| 1    | First | 185          | Available   | £5,500           | TBC         | Inclusive            |
| 2    | First | 221          | Available   | £6,750           | TBC         | Inclusive            |
| 3    | First | 264          | Let         | £8,000           | TBC         | Inclusive            |
| 4    | First | 498          | Let         | £15,000          | TBC         | Inclusive            |
| 5    | First | 114          | Let         | £3,500           | TBC         | Inclusive            |
| 6    | First | 303          | Let         | £9,000           | TBC         | Inclusive            |
| 7    | First | 580          | Under Offer | £17,500          | TBC         | Inclusive            |

## AVAILABILITY

### LEASE

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Available by way of sublease or assignment. A new lease may also be negotiable.

### TIMING

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Available immediately.

### CONTENT

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View on our website



### RATES

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The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

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VAT is applicable.

# VIEWINGS VIA SOLE AGENTS

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