Deane House Studios

RIB

ROBERT IRVING BURNS

To Let

INDUSTRIAL STYLE OFFICES/STUDIOS

1,163 - 10,040 SQ.FT

Description

Deane House is an example of a late 19th century industrial building which has been converted into creative/media/ technology style office space.

This modernised period building is set over 5 floors and retains the existing feel by use of appropriate materials, fixtures and fittings.

The offices benefit from exposed steel columns and fair face brickwork. The reception has just been newly decorated with a new linear LED Lighting seating area.

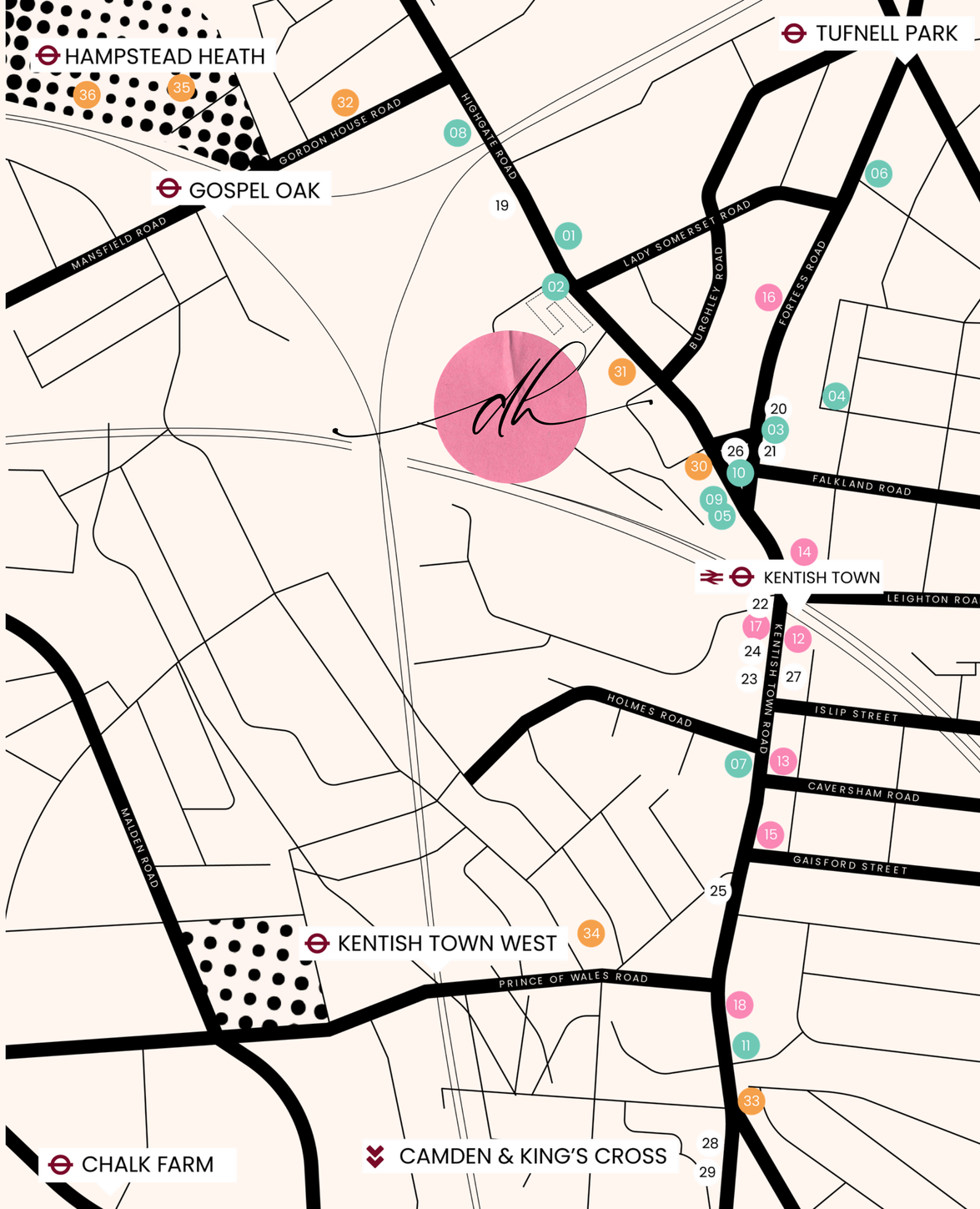
Location

BARS
01 TheVine
02 Never For Ever
03 Tabac
04 The Pinapple
05 Boulogne Bar
06 Authenticité
07 Lady Hamilton
08 Southampton Arms
09 Bull & Gate
10 Ladies and Gentlemen
11 The Abbey

WELLNESS
30 KentishTownForum
31 Basement
32 F45
33 Social Pottery
34 Kentish Town Sports Centre
35 Parliament Hill Fields Lido
36 Hampstead Heath

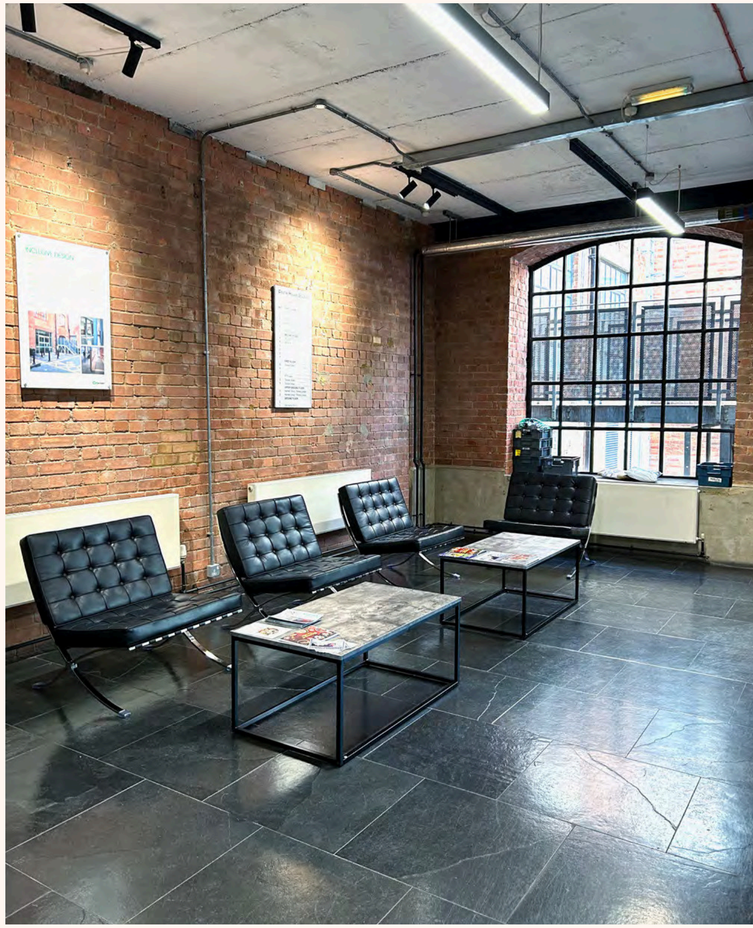
COFFEE
12 Bean About Town
13 Kentish Town Stores
14 Saint Espresso & Kitchen
15 Gail's Bakery
16 Cafe Palestina
17 Pret
18 Town Cafe & Bar

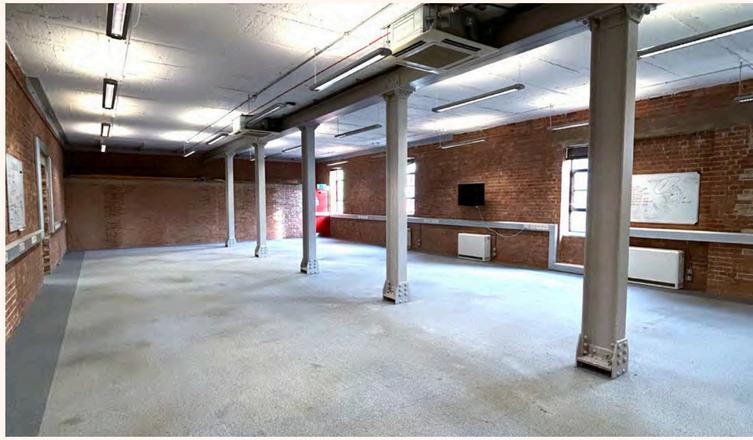
RESTAURANTS
19 Rossella
20 Patron
21 The Queen of Sheba
22 Babuji
23 Tonkotsu
24 Franco Manca
25 Nandos
26 Carrots & Daikon
27 Kami
28 Anima e Cuore
29 Albion's



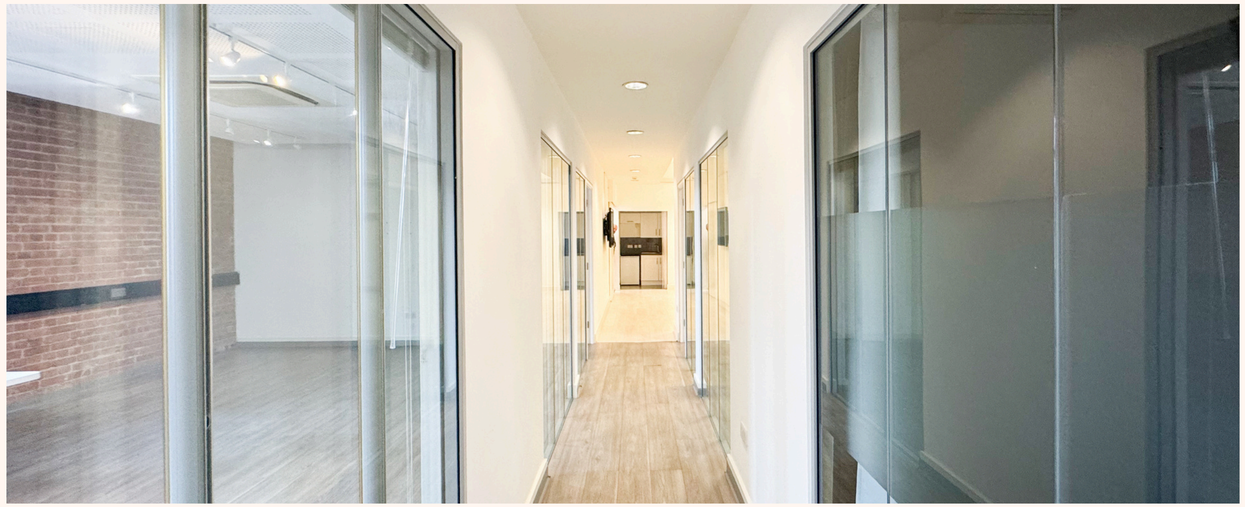
Amenities

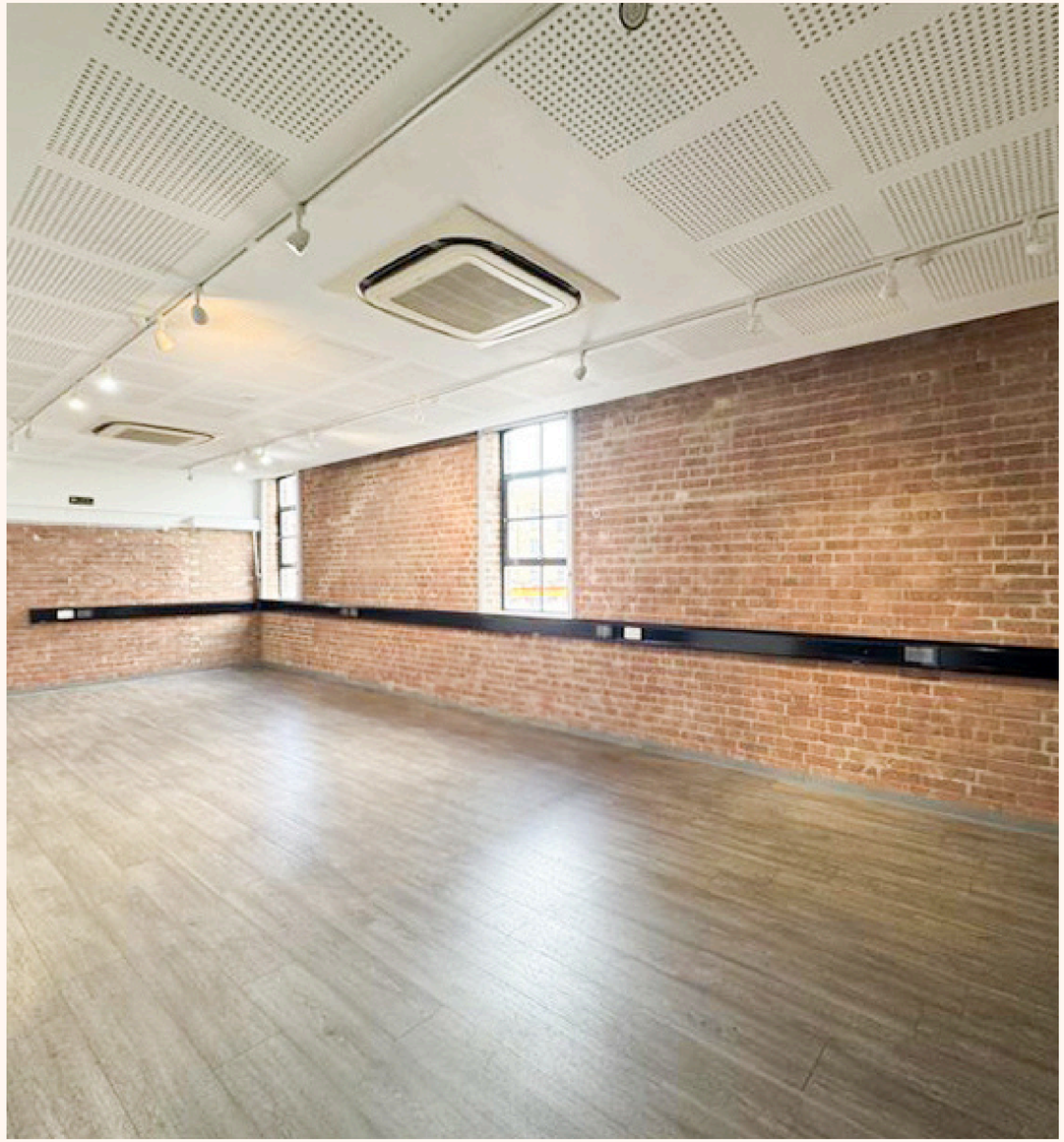
- Wi-Fi
- Concierge/Reception
- Superb Natural Light
- Ground Floor Signage
- 24hr Access
- Lift
- Disabled Access
- Bike Storage
- Air Conditioning/ Comfort Cooling
- Temporary/Visitor Parking
- Shower and WCs Facilities



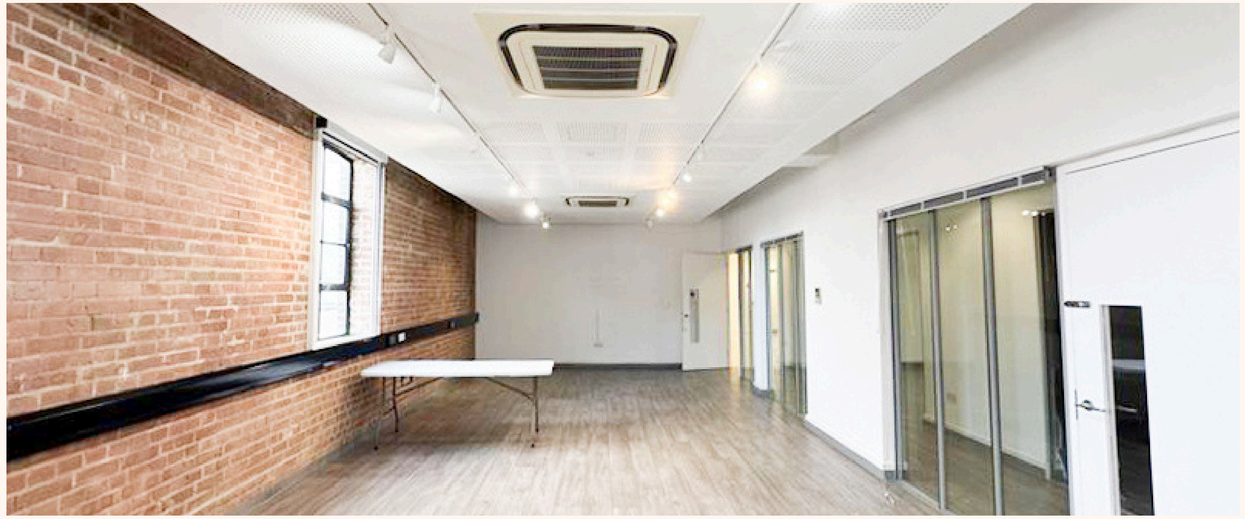


Studio 20





Studio 20



Financials

Unit	Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable (p.a)	Service Charge (p.a)	Estimated Occupancy Cost (p.a)	Status
2	LWG	1560	42120	£10,584	£15,600	£68,304	LET
3 & 4	UPPER GF	2,465	£66,555	£45,600	£24,650	£136,805	UNDER OFFER
7	1ST	1,130	£30,510	£14,222	£8,689	£53,420	
8	1ST	1,755	£47,372	£20,958	£13,628	£81,958	LET
9	1ST	1,582	£42,722	£20,085	£12,283	£75,090	LET
10	1ST	1276	34452	£17,388	£12,800	£64,748	LET
11	2ND	1,496	£40,397	£19,087	£11,636	£71,120	LET
12	2ND	1,786	£48,222	£26,400	£17,860	£92,482	
13	2ND	1,163	£31,401	£16,567	£11,630	£56,279	
14	2ND	1,786	£48,244	£23,402	£17,860	£93,259	
16	3RD	1323	£35,721	£17,820	£13,230	£66,771	LET
18	3RD	1,831	£49,437	£25,680	£18,310	£93,427	
20	3RD	1,829	£49,383	£29,040	£18,290	£96,713	
Total (Available)		**11,990**	**£323,730**	**£185,160**	**£119,900**	**£628,790**	

LEASE
Flexible lease terms from 12 months are available direct from the Landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

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

FLOOR PLANS
Available on request.

VAT
The property is elected for VAT.

EPC
C - Available uppon request.

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.

CONTACT US

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