

**LARGE PLOT OF
OPEN LAND**

**8,535 SQ FT OF YARD
AND 1,331 SQ FT OF
BUILDING SPACE**

**LAND AT
LEIGHTON ROAD**



 Grant Mills Wood
chartered surveyors

LAND AT LEIGHTON ROAD KENTISH TOWN, NW5 2QE

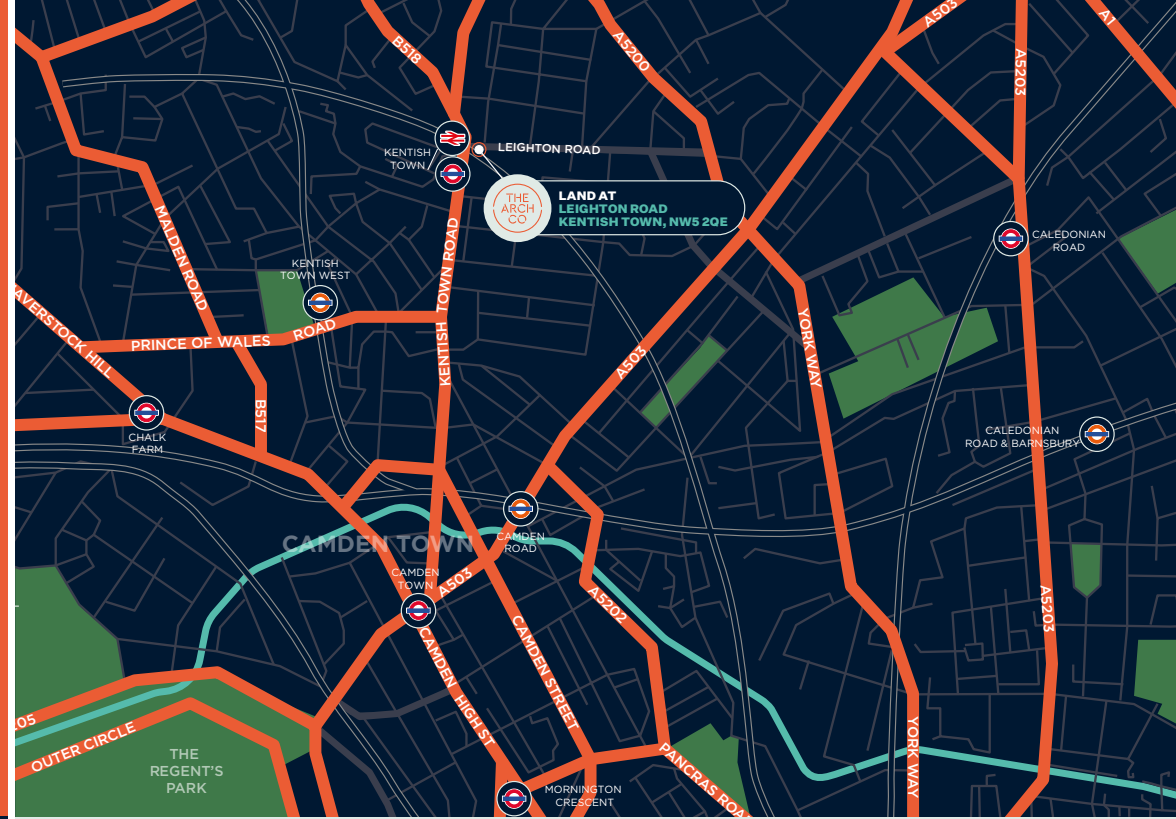
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LOCATION

A LARGE PLOT OF OPEN LAND LOCATED CLOSE TO KENTISH TOWN STATION (ZONE 2).

Situated on Leighton Road, the site offers direct access to Kentish Town Road (A400) which connects to the A1, providing good links to throughout North and West London. Kentish Town Station is less than 1 minute from the site, and Camden can be reached in 5 minutes or less by car. The surrounding area is residential.



DRIVE TIMES

Kentish Town				< 1min (0.1 mile)
Camden Road				5 mins (0.9 mile)
Archway				6 mins (1.7 miles)
Euston				13 mins (1.8 miles)

DESCRIPTION

A RARE OPPORTUNITY TO OCCUPY A SECURE, OPEN STORAGE SITE OVERLOOKING KENTISH TOWN STATION.

The space is gated and comprises 8,535 sq ft of yard and 1,331 sq ft of office accommodation, which can be removed if preferred. The yard space is comprised of concrete hard standing, and WC facilities, power, drainage, and water facilities are all present on the site. There is direct access onto Leighton Road leading to Kentish Town Road.

This site has B8 planning and is suitable for a range of uses, including storage and distribution, self-storage and industrial yard.

ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
LEIGHTON ROAD	8,535	£75,000
OFFICE BUILDING	1,311	
TOTAL	9,846	£75,000



SPECIFICATION



24/7
access



Central
location



WC
facilities



Power &
drainage



Concrete
hard
standing



Secured
yard



Car
parking

COSTS PER ANNUM

Rent	£75,000
Service Charge	n/a
Insurance	n/a
Business Rates	£16,896

Indicative total monthly costs **£7,658**.

All figures quoted are exclusive of VAT which is applicable.

Business Rates estimated. Interested enquiries are advised to make their own enquiries to the London Borough of Camden.

EPC

The office has an EPC rating of C.

TERMS

The property is available on new lease directly from The Arch Company for a term of 5 years, or for a term of 10 years with a rolling mutual break after year 5 on 6 months prior written notice.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact our agents.

FURTHER INFORMATION

JONATHAN HAY

+44 (0)7798 605532

jonathanh@grantmillswood.com

FABIAN STUART SMITH

+44 (0)7597 488177

fabians@grantmillswood.com

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