

67-69  
**HOLMES**  
ROAD

**KENTISH TOWN, LONDON — NW5 3AU**  
**WAREHOUSE / SHOWROOM PREMISES**

Available to lease in part or as a whole on flexible terms.

**21,044 SQ FT**

1,955 SQ M

warehouse / industrial

**2,196 SQ FT**

204 SQ M

showroom / office

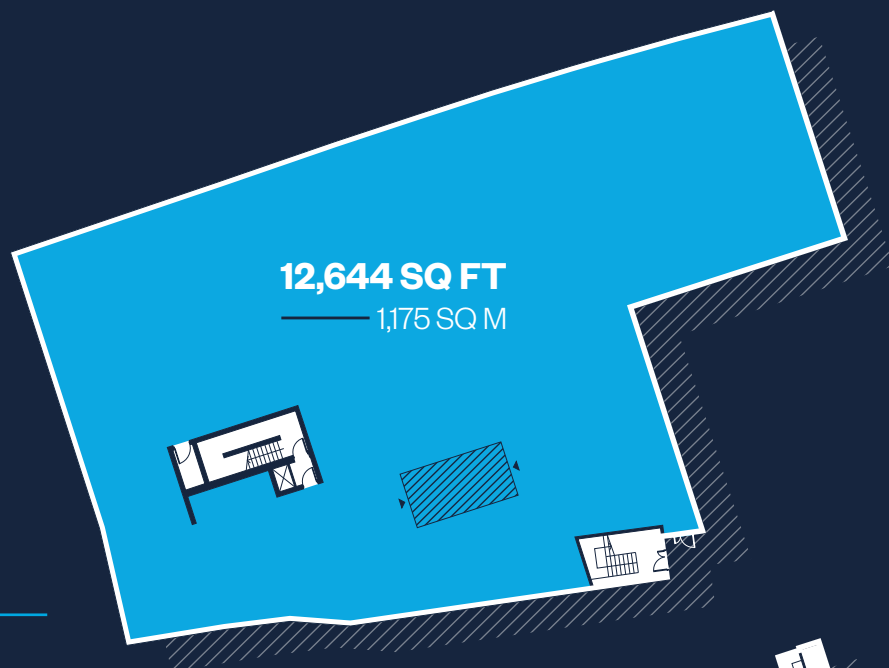


# WAREHOUSE / INDUSTRIAL

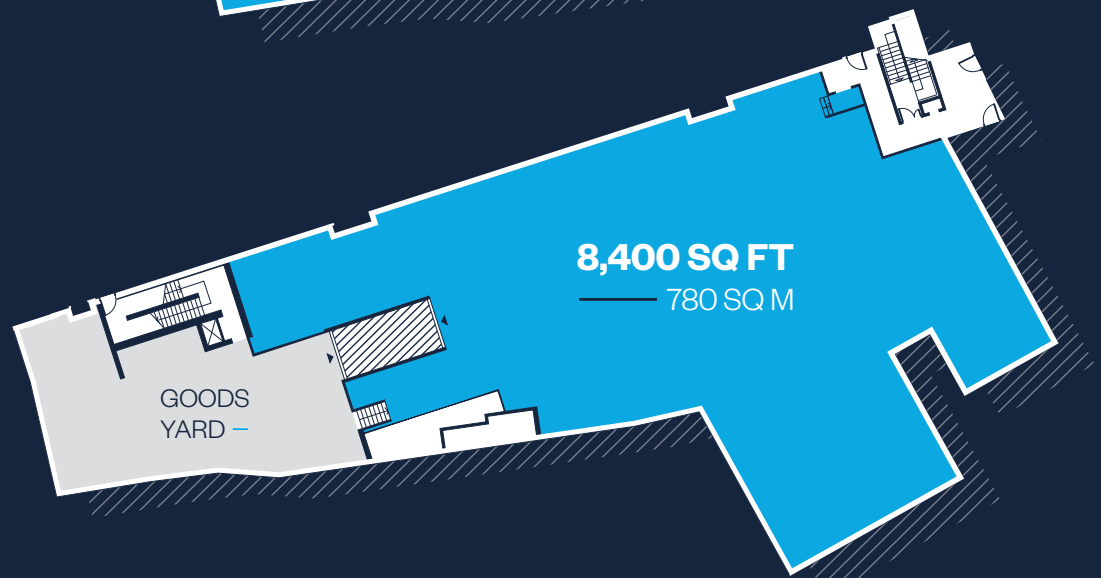


## SPECIFICATION

- 3 phase power supply
- 4 tonne goods lift
- Rooflights to both basement floors
- Clear heights from 2.4m – 6m
- Potential gas supply

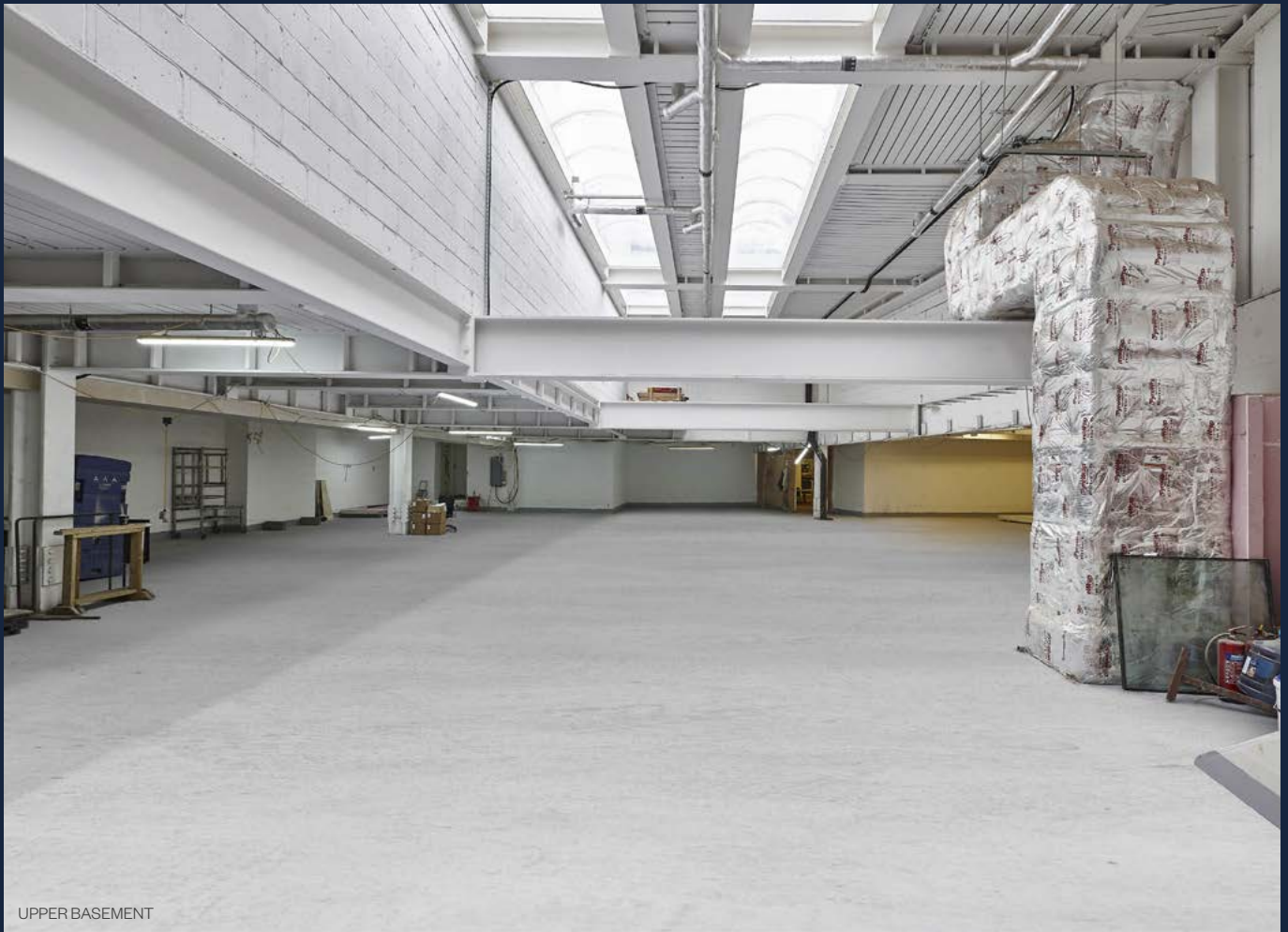


## LOWER BASEMENT



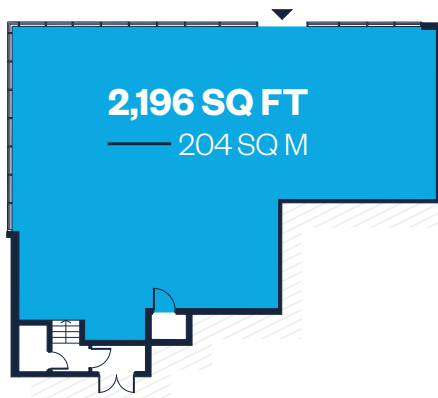
## UPPER BASEMENT

The property has been designed to incorporate a middle basement floor of 7,072 sq ft, increasing the total warehouse space to 28,116 sq ft.



UPPER BASEMENT

## SHOWROOM / OFFICE



### SPECIFICATION

- 2.77m clear height
- Full height glazing
- 26.8m roadside frontage



SHOWROOM

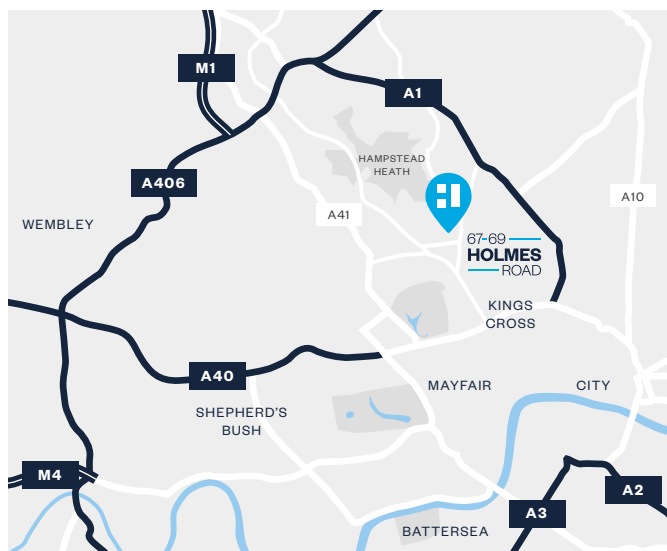
## LOCATION

The premises are situated centrally on Holmes Road, close to the junctions of Kentish Town Road and Spring Place. The property can be accessed via Holmes Road and Cathcart Street.

Located just a short **5 minutes' walk from Kentish Town Station** (Underground and National Rail) and **7 minutes' walk from Kentish Town West Station** (overground). Tottenham Court Road can be accessed within 10 minutes and Bank station with 15 minutes. In addition there are numerous bus routes serving the area.

Quick access into central London with London St Pancras 2 miles; Oxford Circus 3 miles; and the City of London 5 miles distance.

Kentish Town is a thriving area, well-known for its fashionable eateries, hip cafes and cocktail bars. Popular establishment The Stay Club Bar & Restaurant sits adjacent to the property.



## ENERGY PERFORMANCE CERTIFICATE A – 21

## TERMS

Available to lease in part or as a whole on flexible terms.

## VIEWINGS

Strictly through sole agents:



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## ALTUSGROUP.COM

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