



DEANE HOUSE STUDIOS

## 27 GREENWOOD PLACE

KENTISH TOWN, NW5 1LB

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### TO LET

MODERNISED PERIOD OFFICES/STUDIOS

7 STUDIOS AVAILABLE

1,039 – 11,195 SQ.FT

RIB

ROBERT IRVING BURNS



# LOCATION

The premises are located on the West side of Highgate Road along Greenwood Place, set within a mixed use business estate. Underground/ Overground station Kentish Town (Northern Line, Thameslink, 0.3 miles) is a short walk away. The area benefits from numerous amenities with Kentish Town Road Highstreet offering a number of cafés, shops, bars and restaurants.



Queen of Sheba



Hampstead Heath



Forum



Creams Cafe



Kami

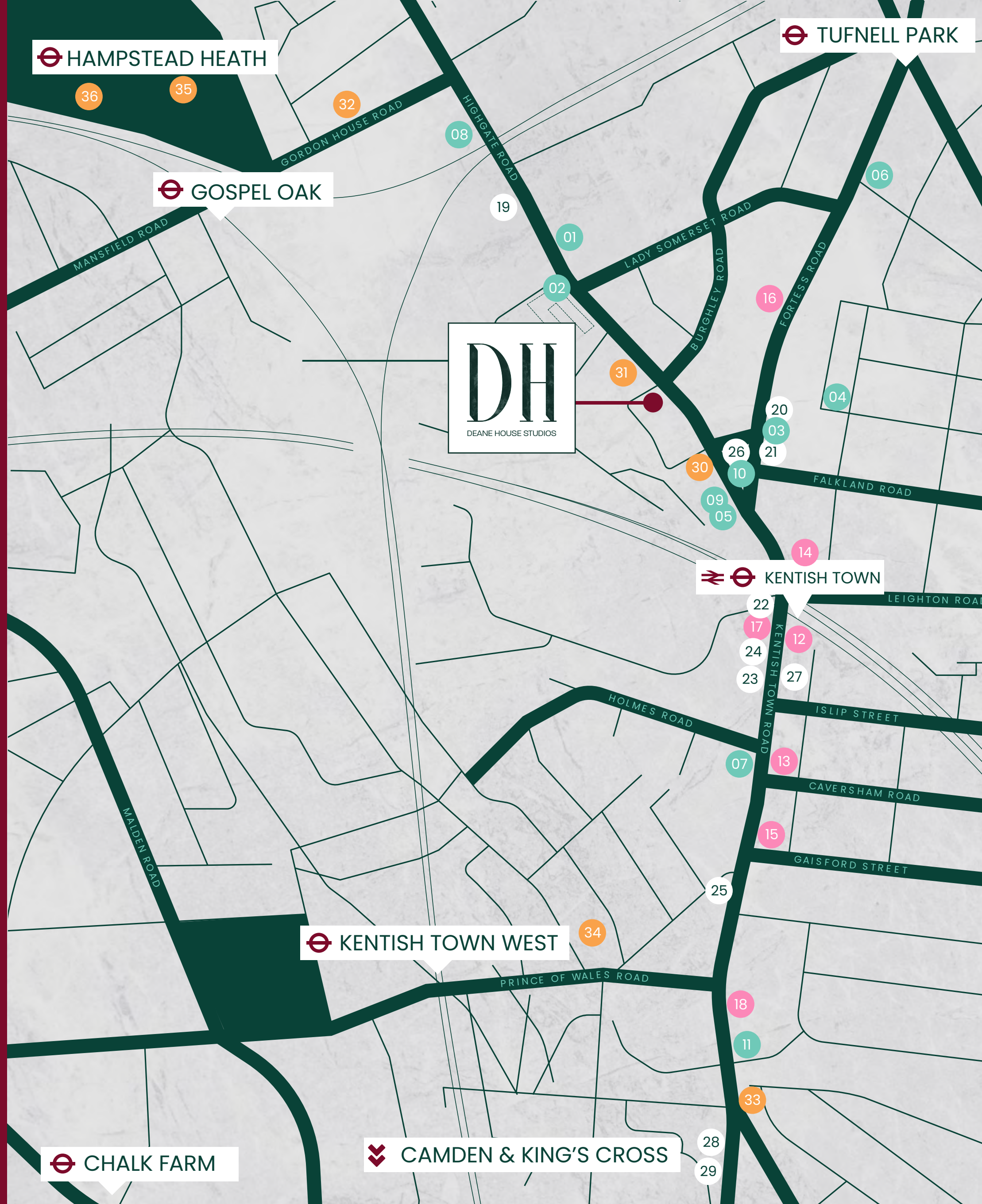


Never for ever



The Pineapple





## BARS

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

## 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 Tonkotuso
- 24 Franco Manca
- 25 Nandos
- 26 Carrots & Daikon
- 27 Kami
- 28 Anima e Cuore
- 29 Albion's

## WELLNESS

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



Anima e Cuore



The Abbey



Rosella





ENTRANCE & RECEPTION



## 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 officespaces benefit from exposed steel columns and fairace brickwork. The

## AMENITIES

- W-iFi
- Concierge/Reception
- Superb Natural Light
- Ground Floor Signage
- 24hr Access
- Lift
- Bike Storage
- Disabled Access
- Bike Storage
- Air Conditioning/ Comfort Cooling
- Temporary/Visitor Parking





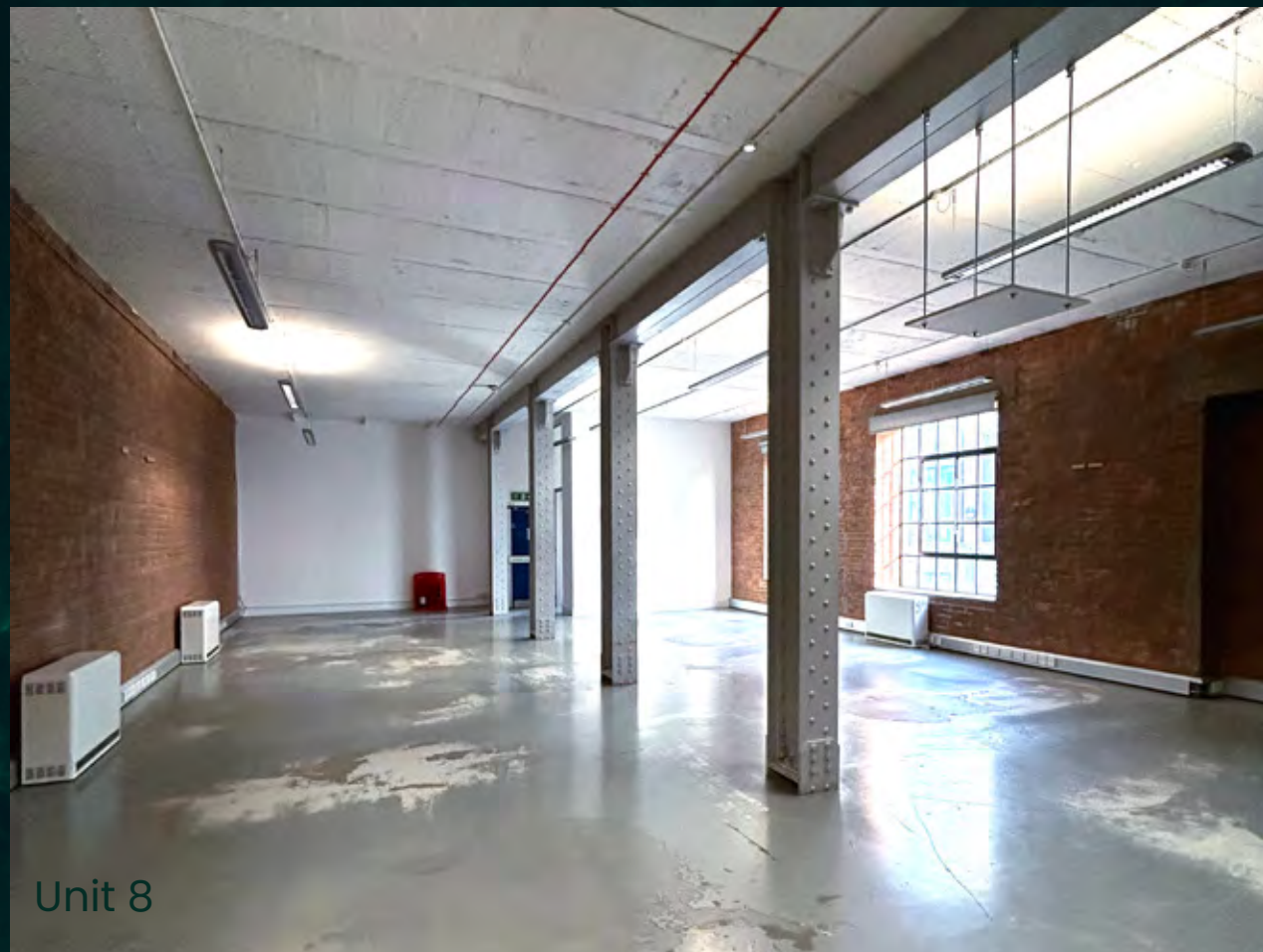
Unit 9



Unit 9

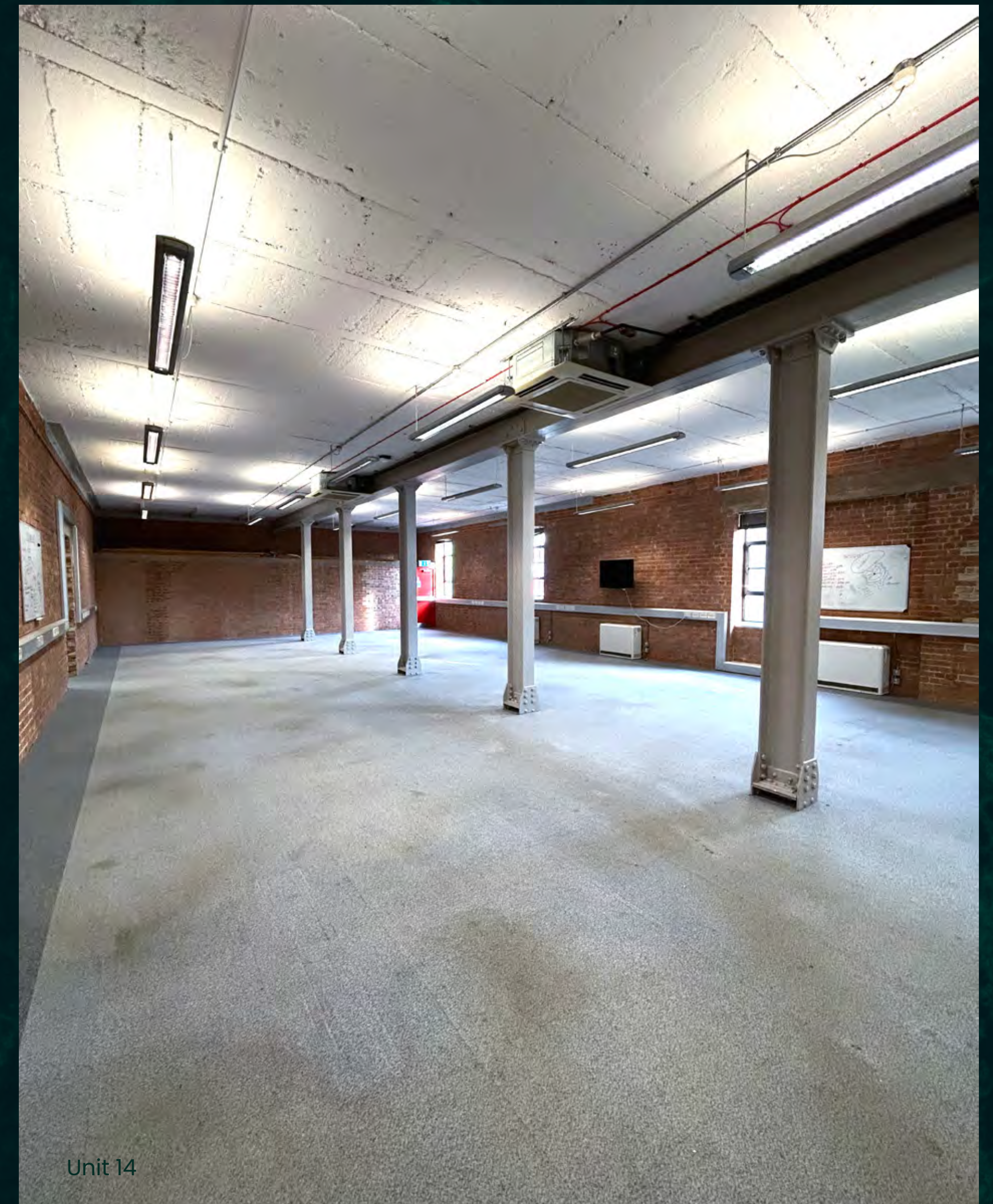
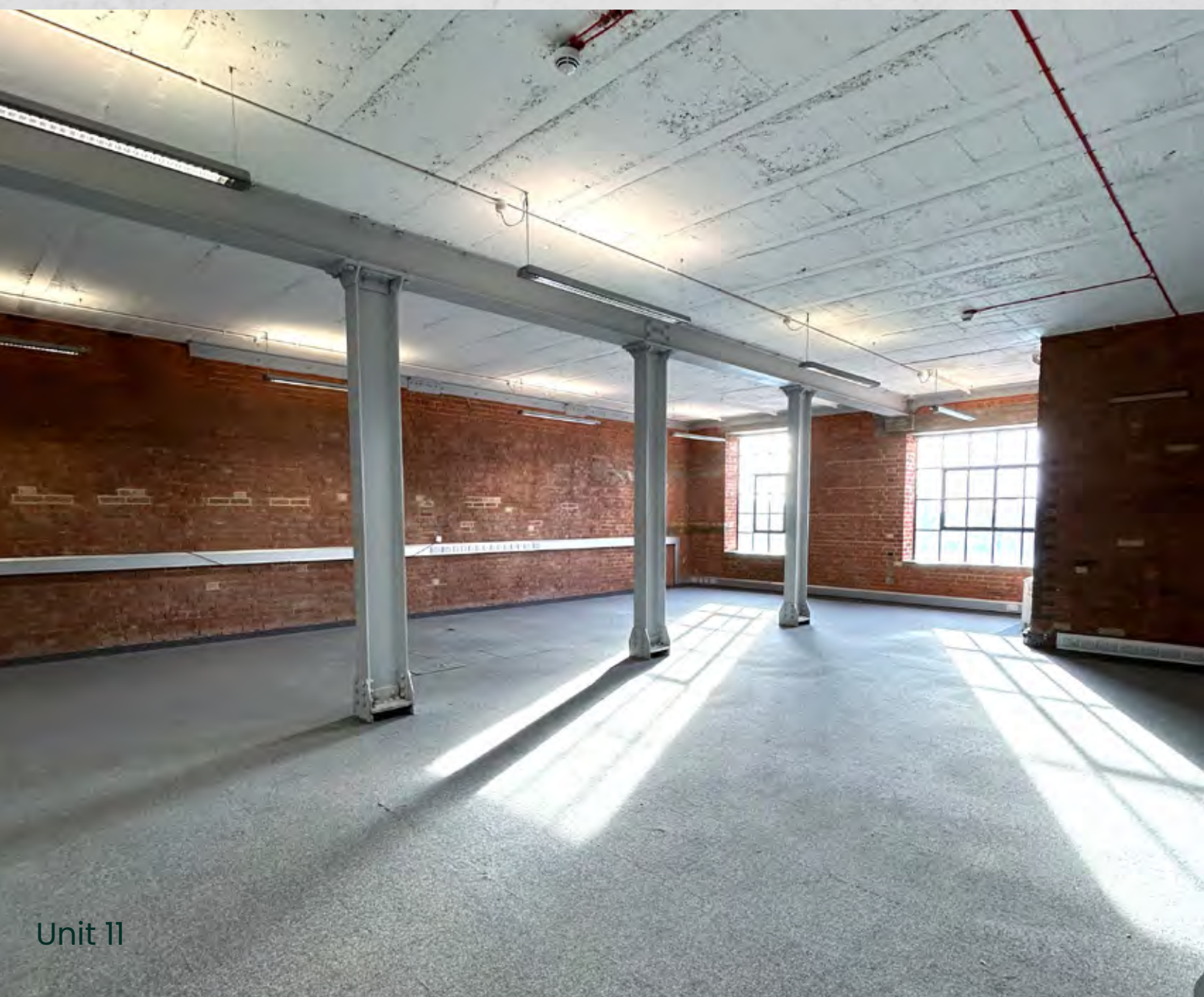


Unit 8



Unit 8







FINANCIALS

Unit	Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable (p.a)	Service Charge (p.a)	Estimated Occupancy Cost (p.a)	
2	LWG	1,560	£42,120	£9,481	£11,947	£63,548	
3 & 4	UPPER GF	2,465	£66,555	£41,348	£19,720	£63,548	
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	1,276	£34,452	£16,218	£9,904	£60,573	
11	2ND	1,496	£40,397	£19,087	£11,636	£71,120	
12	2ND	1,786	£48,222	£22,081	£13,550	£83,853	
13	2ND	1,163	£31,401	£16,567	£8,951	£56,919	
14	2ND	1,786	£48,244	£23,402	£13,886	£85,532	
13&14	2ND	2,939	£79,348	£44,400	£22,837	£146,585	
TOTAL		12,676	£342,274	£162,403	£98,282	£602,960	

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## 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

The Lessee will be responsible for the Lessors legal fees.

## EPC

Available on request.

## VAT

The property is elected for VAT.

## FLOOR PLANS

Scaled floors plan available on request.

## VIEWINGS

Strictly through Robert Irving Burns.

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.

November 2024.

## CONTACTS

For enquiries sub 1,500 sq.ft

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**BEN KUSHNER**

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For enquires over 1,500 sq. ft

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