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# Deane House Studios

RIB

ROBERT IRVING BURNS

# To Let

MODERNISED PERIOD 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 officespaces benefit from exposed steel coLumns and fairace brickwork. The reception has just been newly decorated with 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

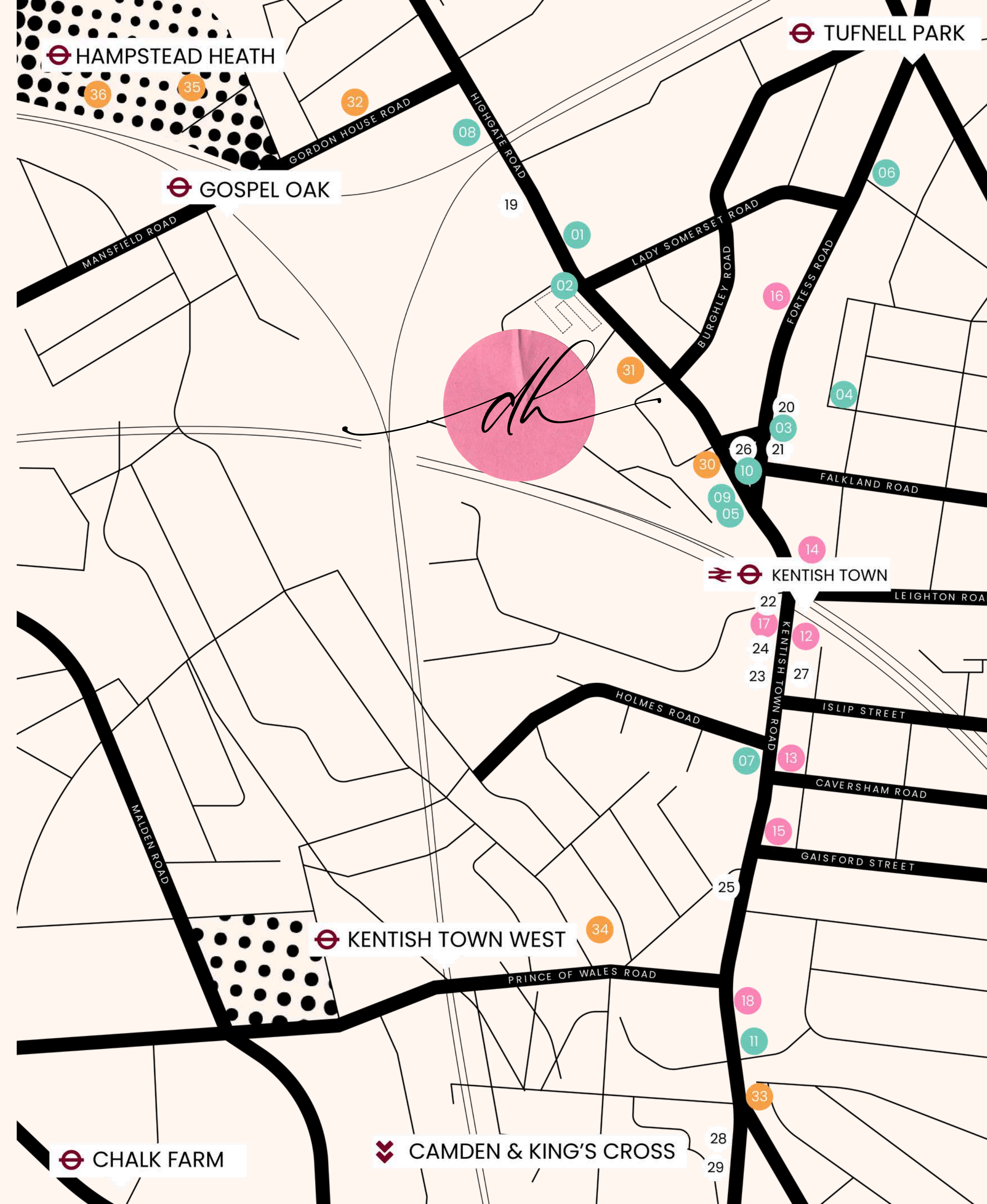
- 30 KentishTownForum
- 31 Basement
- 32 F45
- 33 Social Pottery
- 34 Kentish Town Sports Centre
- 35 Parliament Hill Fields Lido
- 36 Hampstead Heath

## 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

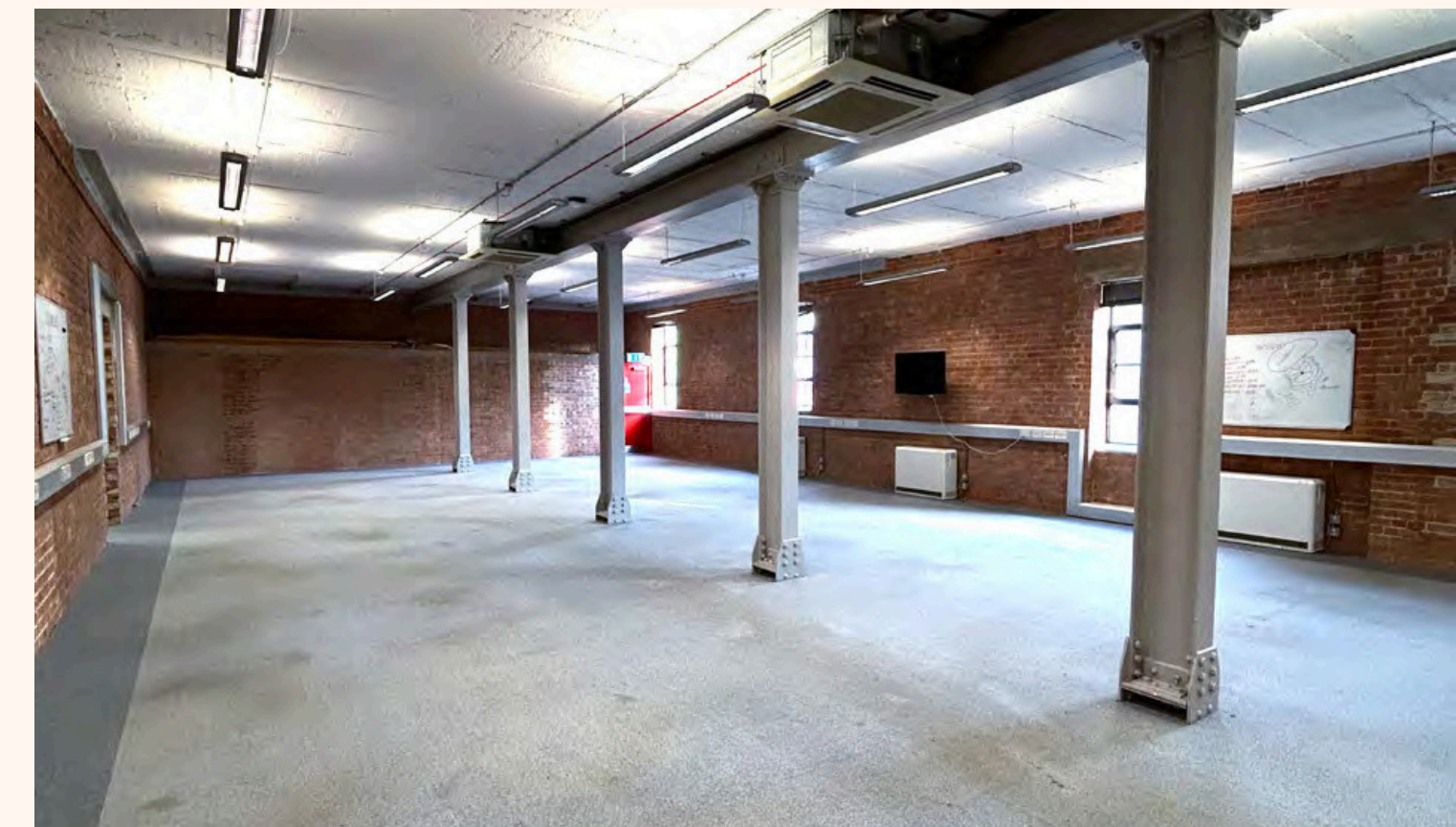
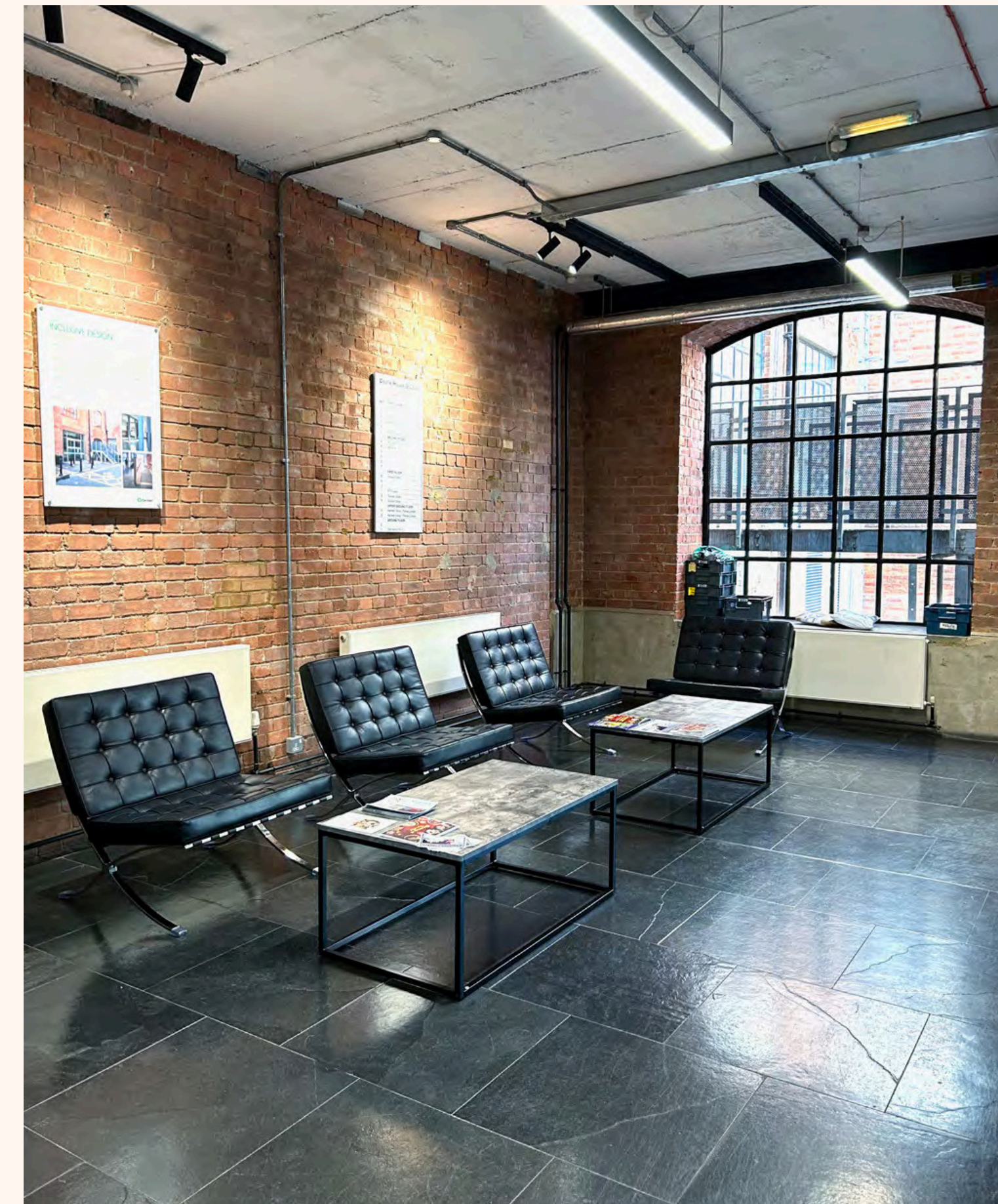
## RESTAURANTS

- 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
- Bike Storage
- Disabled Access
- Bike Storage
- Air Conditioning/ Comfort Cooling
- Temporary/Visitor Parking





# 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	1,560	£42,120	£10,584	£11,947	£64,651	
3 & 4	UPPER GF	2,465	£66,555	£45,600	£19,720	£131,875	
7	1ST	1,130	£30,510	£14,222	£8,689	£53,420	LET
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	£17,388	£9,904	£61,852	
11	2ND	1,496	40397	19087	11636	71120	LET
12	2ND	1,786	£48,222	£26,400	£13,550	£88,172	
13	2ND	1,163	£31,401	£16,567	£15,927	£56,279	
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	
16	3RD	1,323	£35,721	£17,820	£10,584	£17,820	
18	3RD	1,831	£49,437	£25,680	£14,648	£89,765	LET
Total		11,363	£306,823	£160,896	£88,542	£556,260	

## 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 not currently elected for VAT. The Lessor reserves the right to waive the VAT exemption during the Term.

## EPC

C - Available upon 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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