



ROBERT IRVING BURNS



109 BARTHOLOMEW ROAD

LONDON, NW5 2BJ

DOVE COMMERCIAL CENTRE - UNIT 1, 9 & 15

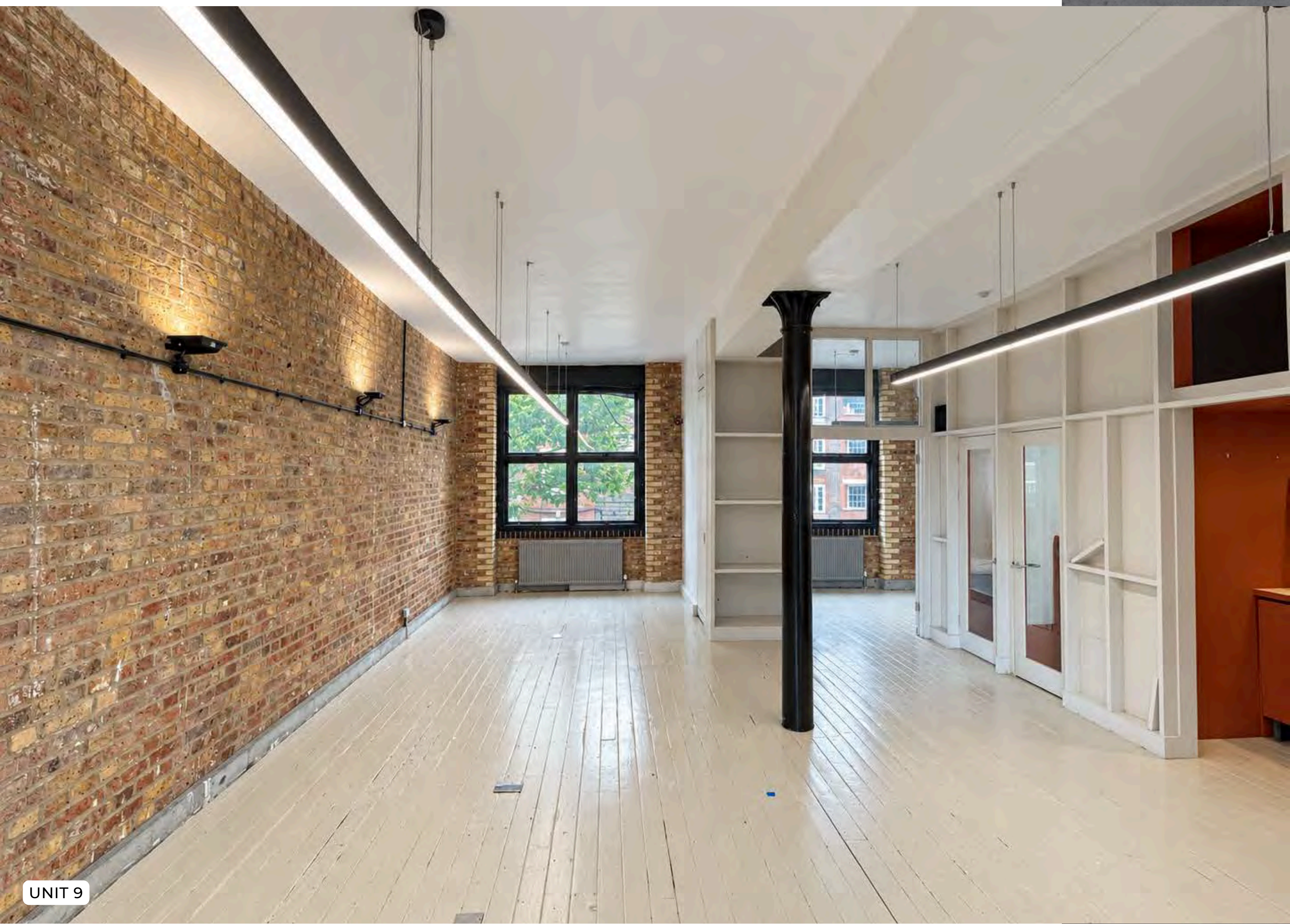
TO LET

BRIGHT STUDIO SPACES AVAILABLE
IN A CREATIVE BUSINESS HUB

SUITABLE FOR CLASS E
(OFFICES, RETAIL, MEDICAL, LEISURE ETC.)

682 SQ.FT - 2,438 SQ.FT

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR



UNIT 9

Description

A selection of light industrial / creative office spaces is now available within Dove Commercial Centre, offering flexible accommodation suitable for a range of occupiers. There is also the potential for additional parking spaces, subject to the terms and offers received.

The available units retain a number of attractive light industrial characteristics, including excellent natural light, exposed brickwork, iron columns and generous ceiling heights. Some floors also benefit from LED lighting, helping to create bright and adaptable working environments. The accommodation would suit a variety of creative, studio, showroom, office, light industrial or leisure occupiers. Unit 9 is particularly well suited to a creative studio environment and benefits from existing acoustic / meeting booths, providing useful private working or breakout space within the unit.

UNIT 1

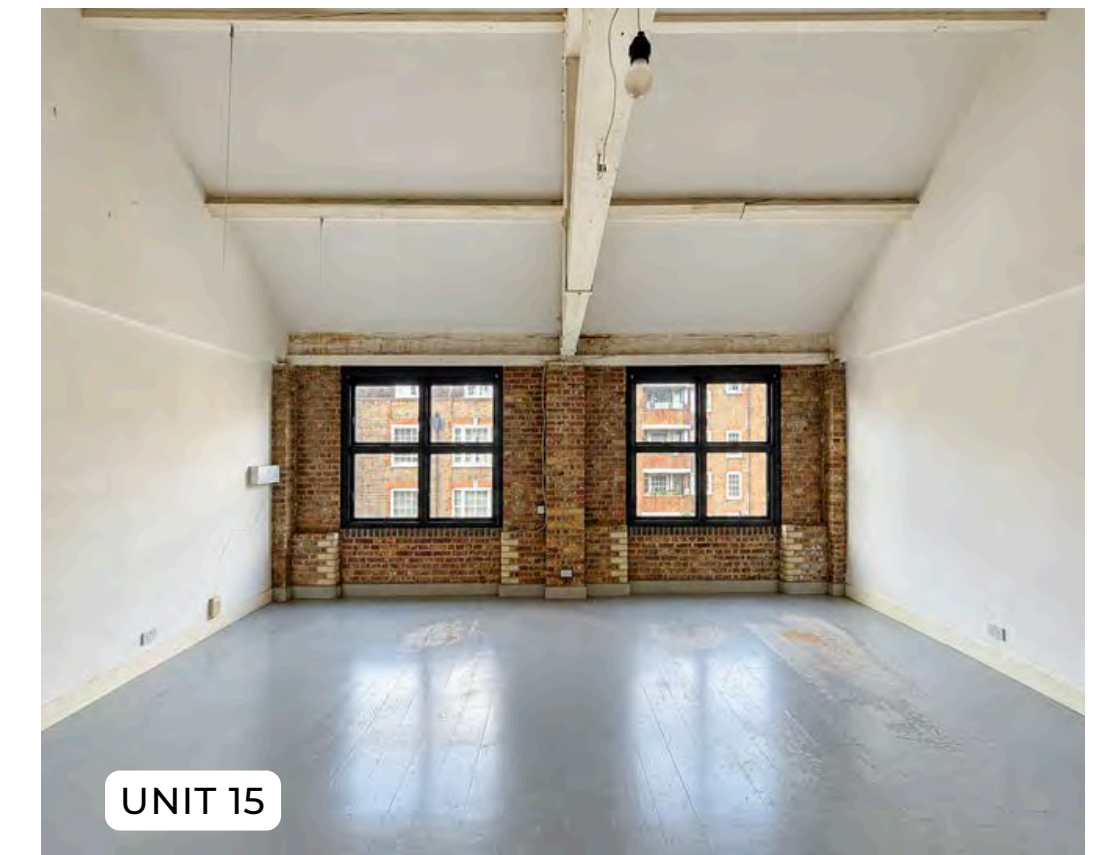
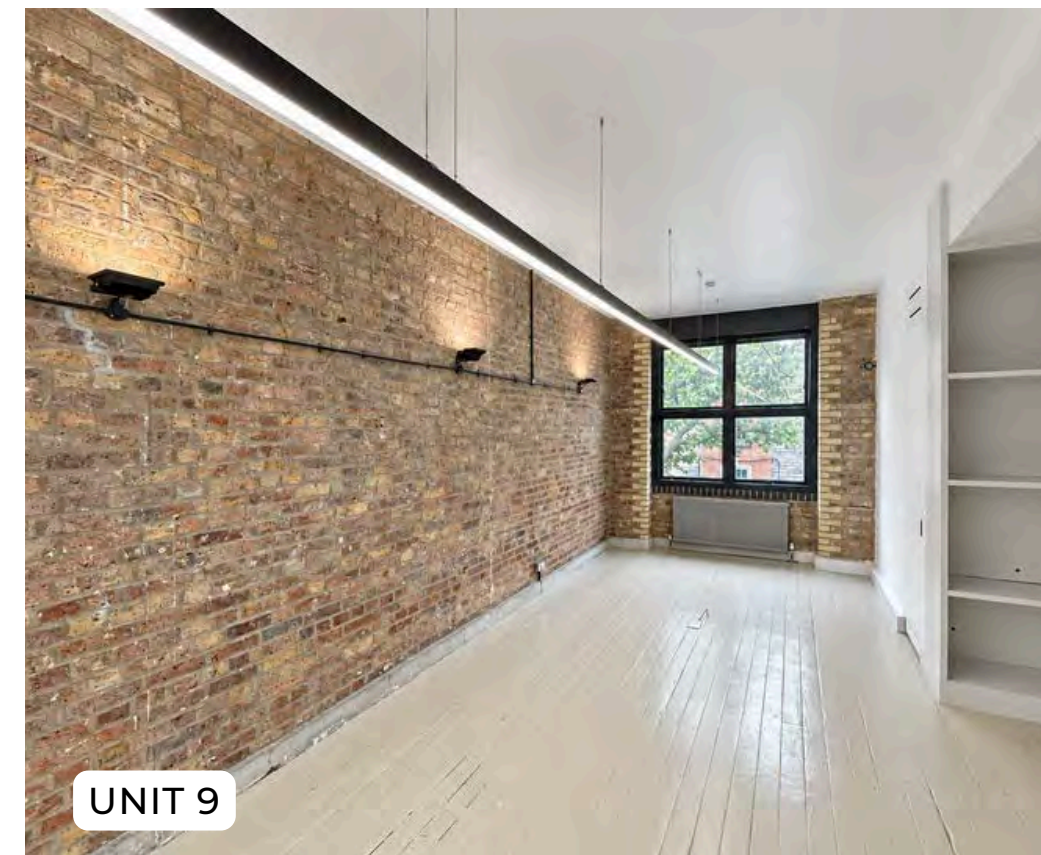
- Characterful Light Industrial-Style Premises
- Wall-Mounted Radiators
- Excellent Natural Light
- Front and Rear Elevations
- Double-Door Loading Access
- Direct Street Access
- Spot Lighting
- Kitchenette Facilities
- Internally Demised WC
- Excellent Ceiling Heights
- Open and Versatile Working Environment

UNIT 15

- Open-plan layout
- Kitchenette
- Demised WC facilities
- Generous ceiling height
- Built-in storage
- Secure mechanical entrance shutters
- Feature vaulted ceiling

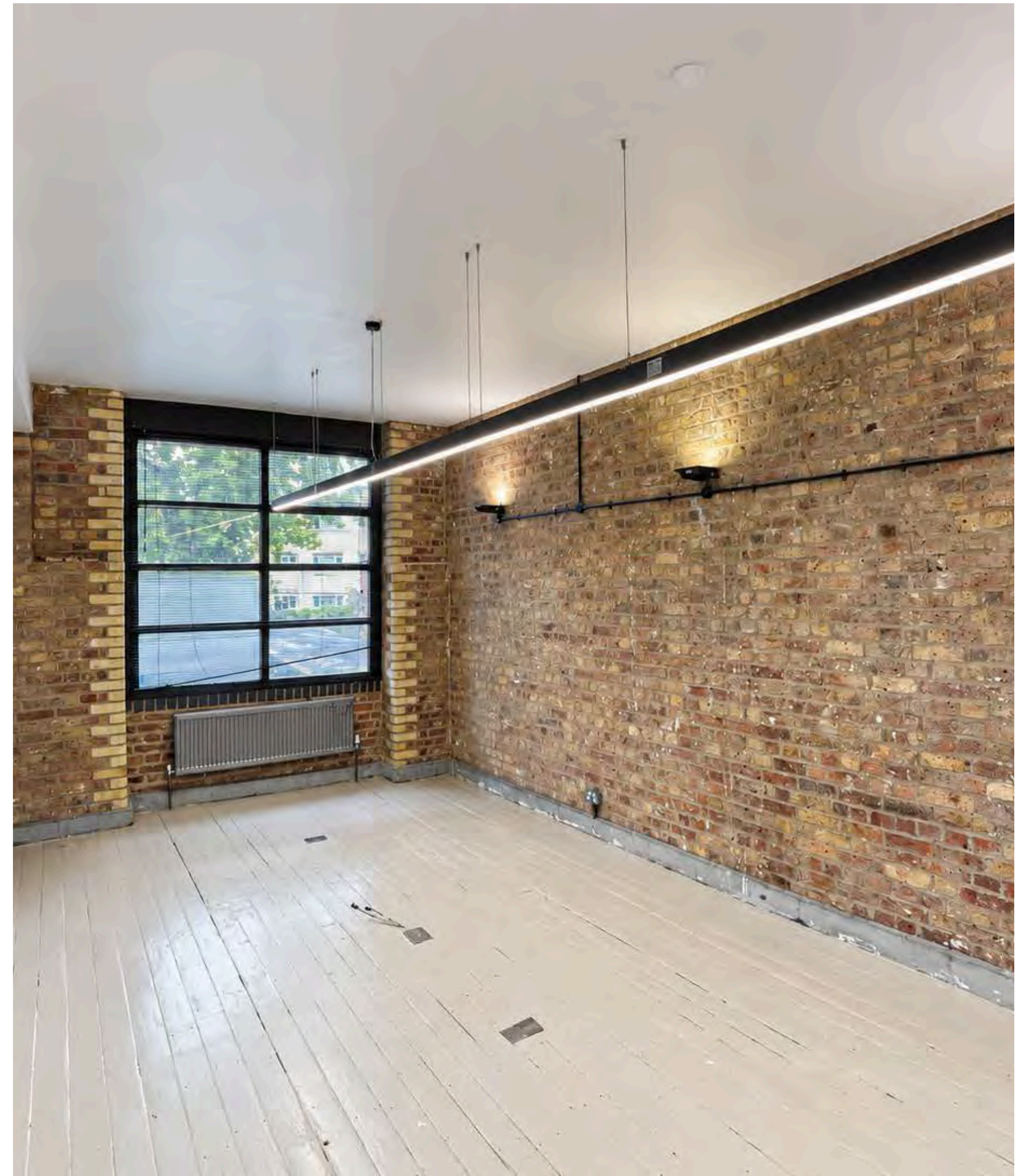
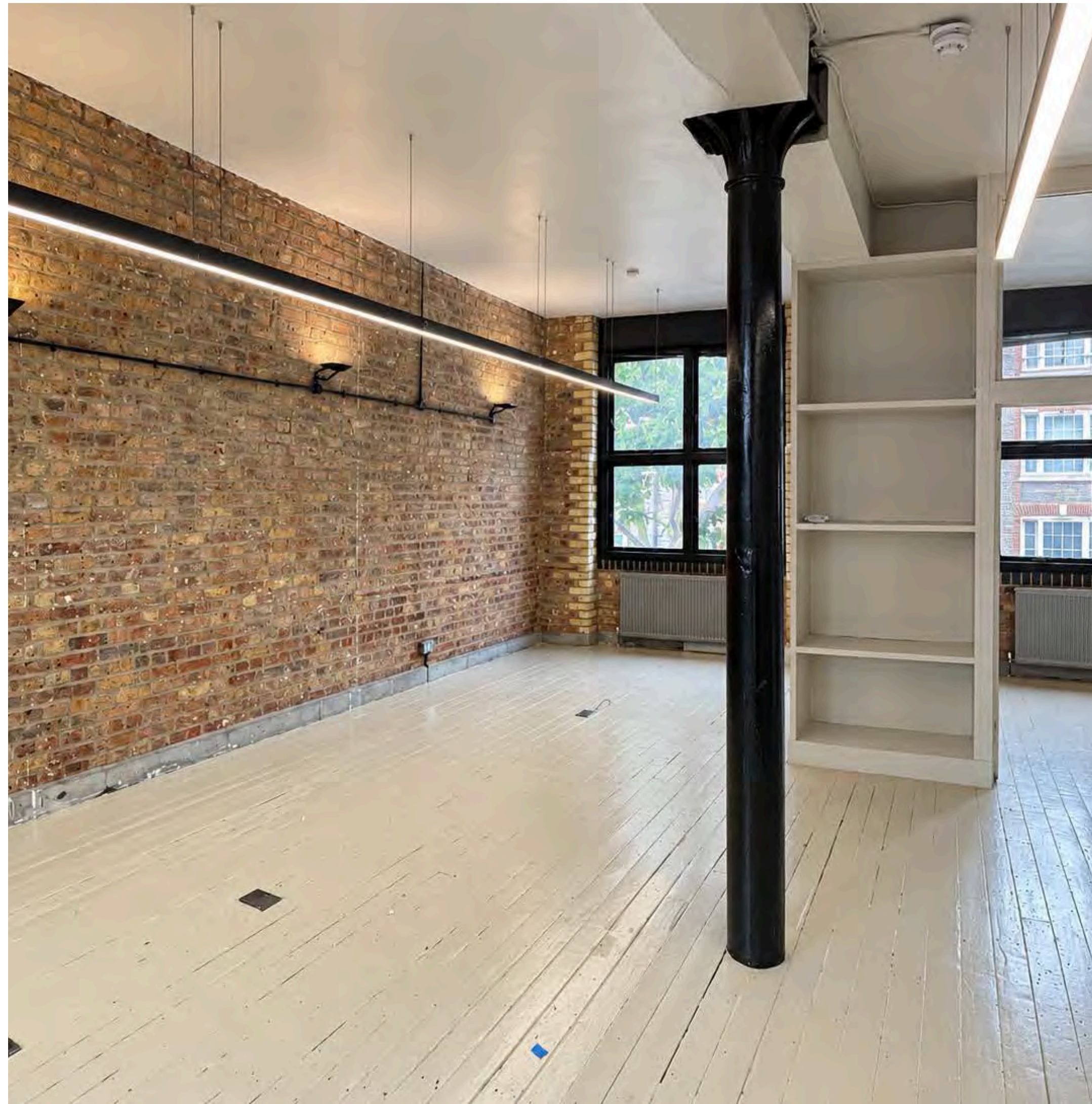
UNIT 9

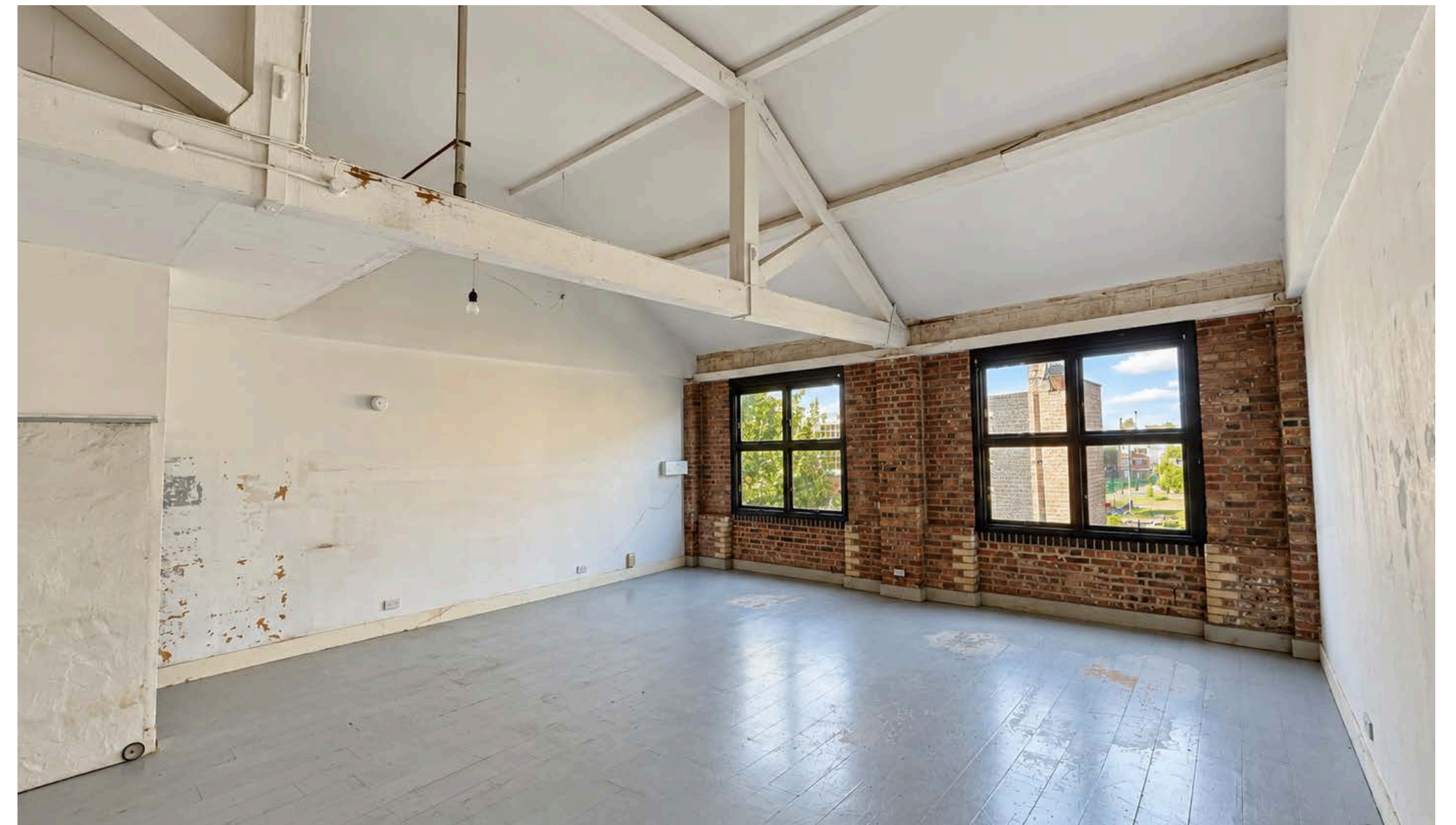
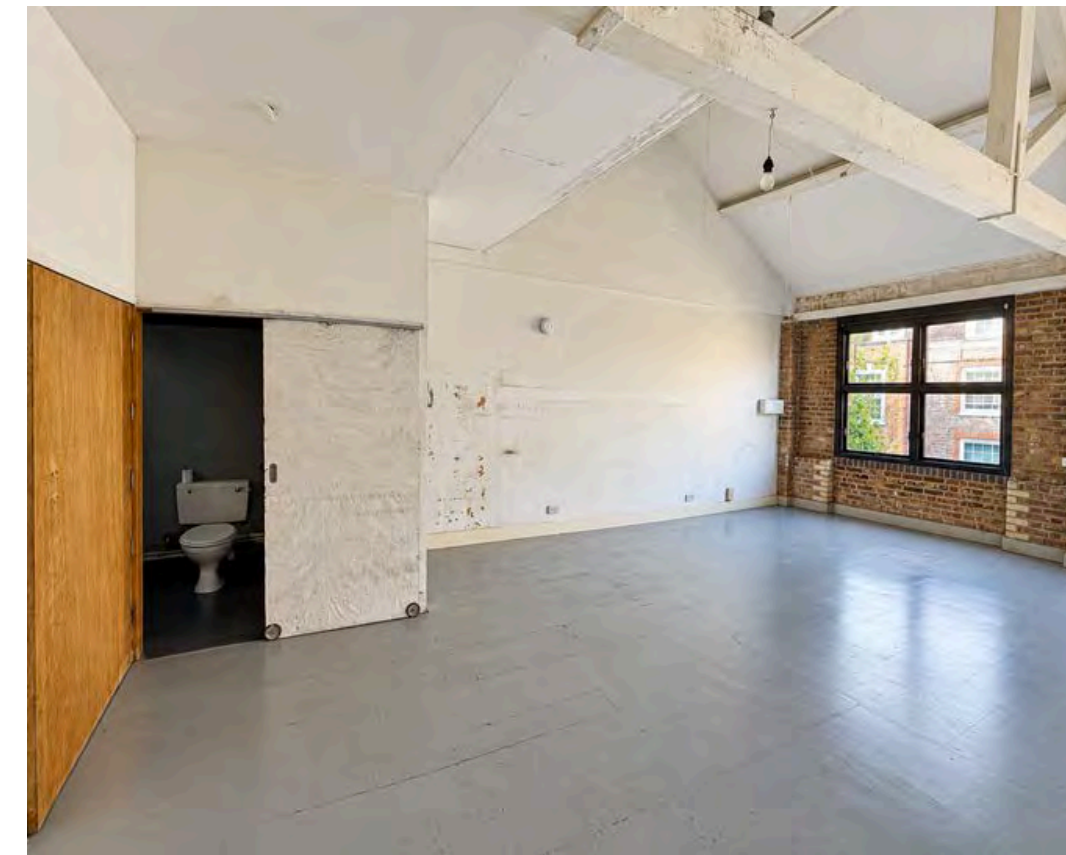
- Two private call booths
- Strip lighting
- Demised WC facilities
- Kitchenette
- Dedicated meeting room
- Exposed brickwork feature wall
- Original timber flooring
- Wall-mounted radiators
- Dual-aspect windows
- Generous ceiling height



UNIT 1









Kossoffs



HealthyWealthy



The Assembly House



Rose & Crown

Location

GOOGLE MAPS LINK

The property is conveniently situated at the Dove Centre on Bartholomew Road a mixed commercial and residential location, within easy walking distance of Kentish Town (Northern Line) and Kentish Town West stations (London Overground).

The area benefits from numerous amenities with Kentish Town Road High Street offering a number of cafés, shops, bars and restaurants which is short walking distance away.

Floor	UNIT 1	UNIT 9	UNIT 15	TOTAL
Total Size (sq.ft.)	1,004	682	752	2,438
Quoting Rent (p.a.) excl.	£32,630	£20,460	£21,056	£74,146
Service Charge (p.a.)	£3,012	£2,046	£2,256	£7,314
Estimated Rates Payable (p.a.)	£11,664	TBC	TBC	£11,664
Estimated Occupancy Cost excl. (p.a.)	£47,306	TBC	TBC	£93,124

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

New Effective Full Repairing & Insuring Lease(s) contracted outside the Landlord & Tenant Act 1954 is 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

Unit 1 | 110 E

Unit 9 | 64 C

Unit 15 | 111 E

VAT

The property is not elected for VAT.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

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. September 2026



ROBERT IRVING BURNS

CONTACT US

Henry Bacon
07780 472 942
Henry@rib.co.uk

Jim Clarke
07889 456 957
Jim@rib.co.uk

Matthew Mullan
07741 909 806
Matthewm@rib.co.uk

Thomas D'arcy
07909 259 004
Thomas@rib.co.uk

WWW.RIB.CO.UK