

**FIRST FLOOR REAR OFFICE**

Highgate Business Centre

33 Greenwood Place, London, NW5 1LB

Character First Floor Front Office

To Let

1,900 sq ft
(176.52 sq m)

- 2 Passenger/Goods Lifts
- Great Natural Light
- 24 Hour Access
- Entry Phone System
- Caretaker on Site
- Lifts In The Building
- Good Decorative Order
- Gas Central Heating
- Secure Parking at extra cost
- Alarm
- Disabled WC
- Male & Female WCs

Summary

Available Size	1,900 sq ft
Rent	£21 per sq ft
Rates Payable	N/A
Service Charge	£5 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

Location

Highgate Business Centre, located in Greenwood Place just off Highgate Road is approximately 1.5 miles from Kings Cross and within easy reach to Camden Town’s famous markets and Camden Lock. The multitude of amenities including shops, restaurants and bars of Kentish Town Road as well as Hampstead Heath are within the immediate vicinity. Transport facilities are convenient with Kentish Town Underground and mainline station (Northern Line & National Rail) and Gospel Oak Station (London Overground) a short walk away. There are also numerous bus routes from Camden, Highgate, and Kentish Town that serve the area.

Description

Comprises character studio/office premises arranged on the rear first floor split up to provide open plan office areas. The premises offer excellent natural light, with an industrial feel and high ceilings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Front Office	1,900	176.52	Available
Total	1,900	176.52	

Rent

£21 Psqft

Lease

New Full Repairing and Insuring Lease for a term of years to be agreed subject to periodic rent reviews. The Lease is to be granted outside the security of the Landlord and Tenant Act 1954.

Legal Costs

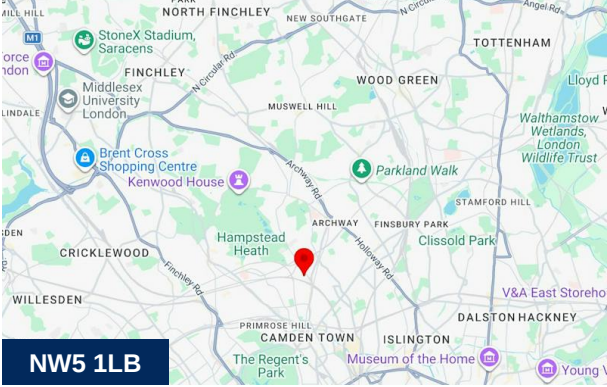
Each Party to bear their own Legal Costs.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant

Viewing

Strictly by appointment through owner’s SOLE agents as above.



Viewing & Further Information



Paul Stone
0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

