

# Spectrum House, 32-34 Gordon House Road, London, NW5 1LP

## TO LET

Office

820 to 1,680 sq ft / 76.2 to 156.1 sq m

£40 - £45 per sq ft

# Bright refurbished office suites in a prominent and attractive warehouse building



- Galvanised perimeter trunking
- Parquet wooden flooring
- Air conditioning
- Suspended lighting
- High speed fibre broadband
- 24 hour access
- CCTV
- Car parking spaces and cycle storage

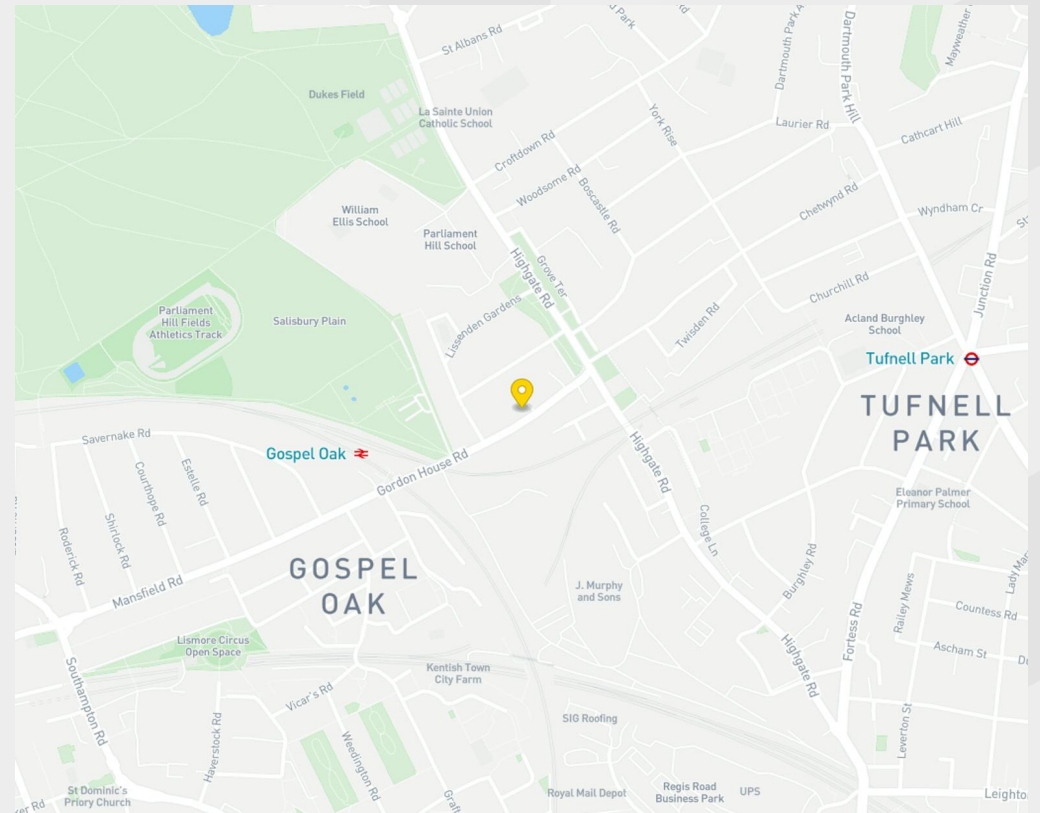


## Description

Spectrum House offers a range of newly refurbished units in a variety of different sizes. Tenants have a unique opportunity to benefit from a traditional lease within a vibrant community. The workspace allows tenants to retain their brand identity and independence whilst still benefiting from a well-managed building.

## Location

The building is located on the north side of Gordon House Road, just a moments' walk from Gospel Oak Station. Kentish Town and Tufnell Park Underground Stations are nearby along with an abundance of open green space at Hampstead Heath and Parliament Hill. Kentish Town also benefits from an array of bars, pubs, restaurants and music venues.



## Accommodation / Availability

Unit	Sq ft	Rent	Rates payable	Service charge	Total month	Availability
Unit - 13	1,172	£40 /sq ft	£12.77 /sq ft	£4.20 /sq ft	£5,564.07	Available
Unit - 15	1,208	£40 /sq ft	£10.95 /sq ft	£4.20 /sq ft	£5,551.77	Available
Unit - 18	820	£40 /sq ft	£15.97 /sq ft	£4.20 /sq ft	£4,111.62	Available
Unit - 20	1,680	£45 /sq ft	£13.74 /sq ft	£4.20 /sq ft	£8,811.60	Available
Unit - 21	1,041	£40 /sq ft	£13.66 /sq ft	£4.20 /sq ft	£5,019.36	Let

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

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#### Further Information

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