

Unit B, 54-74 Holmes Road, Kentish Town, NW5 3AQ



TO LET

Class E Retail / Leisure / Showroom

3,074 sq ft / 285.6 sq m

£22.50 per sq ft

A ground floor space in mostly open plan format, with parking for up to 3 vehicles and 5 min walk to Kentish Town station



- Fitted space, with meeting rooms
- Suited to showroom and leisure uses such as pilates/yoga
- Car parking for up to 3 vehicles
- DDA compliant
- Ground floor frontage
- 5 minute walk to Kentish Town station
- Travel times; Kings Cross - 16 mins, TCR - 29mins, Old Street - 30mins

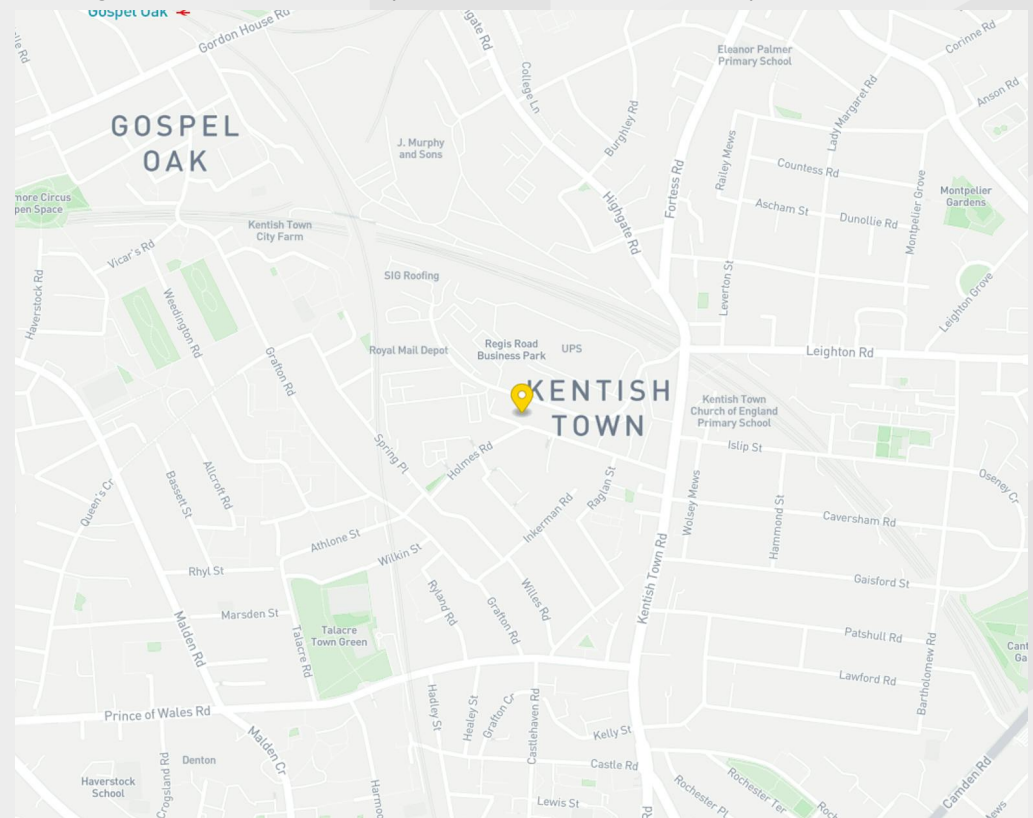


Description

The space occupies part of the ground floor of a mixed use development, benefiting from a visible glazed frontage to Holmes Road and off street parking for up to 3 vehicles. The space is currently in an open plan format, with a partitioned meeting room and kitchen. Also benefiting from DDA compliant access. Within 5 minutes walk of Kentish Town Road, where local amenities include; Gail's, Pret a Manger, Franco Manca, Wenzel's, Co-Op, Sainsbury's, Earth, Lidl, Tesco, Greggs, Holland & Barrett, Superdrug, Iceland, and numerous independent eateries and pubs.

Location

Offering great transport connections via both Kentish Town station and Chalk Farm Underground (Northern Line) around 16 minutes walking distance. These connections allow for access to Kings Cross in 16 minutes, as well as Old Street, The City and Tottenham Court Road in 30 minutes or less. There are good arterial road links for including access to the A41 via Marylebone Road and A1 via Archway.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	3,074	285.58	£22.50	£19.32	£0.97	£10,961.37	Available
Total	3,074	285.58	£22.50	£19.32	£0.97	£10,961.37	

Tenure

New Lease

EPC

B (29)

VAT

Applicable

Configuration

Upon enquiry

Contacts

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Further Information

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