



99 Kentish Town Road

London, NW1 8PB

Ground Floor & Basement Modern Office

Highly Prominent Retail/Offices

To Let

1,943 sq ft

(180.51 sq m)

- Highly Prominent Corner Location
- Prominent Window Frontage
- Good Natural Light
- Car Parking For 2 Cars
- Wooden And Carpet Flooring
- General And Private Office Areas
- Security Electric Roller Shutters
- Burglar Alarm System
- Gas Central Heating

Summary

Available Size	1,943 sq ft
Rent	£39,000 per annum
Rates Payable	£12,849 per annum
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Location

The building is situated in a prominent position on the west side of Kentish Town Road close to the junction of Camden Street, Camden Road and Farrier Street. The premises are within close proximity of both Kentish Town and Camden Town shopping centres with many well known multiple and local retailers, bars and restaurants. Camden Town Underground Station (Northern Line) and Kentish Town Underground Station (Northern Line) are both within walking distance.

Description

Comprises a Ground floor & basement retail/offices split up into various open plan and private office areas. The premises would ideally suit Offices for Professional Services, Medical Use, Dentist and or retail use. The premises are in excellent decretive condition benefitting from good natural light, wooden and carpet flooring.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,405	130.53	Available
Basement - Basement	538	49.98	Available
Total	1,943	180.51	

Lease

A new proportional Full Repairing and Insuring Lease to be granted 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

Rent

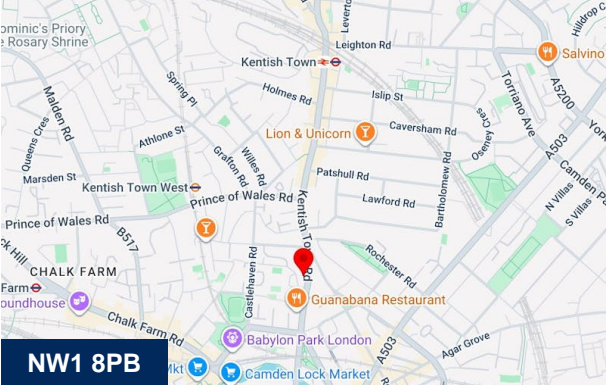
£39,000 pax

Identification

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

Viewings

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

