



32 HOLMES ROAD

London, NW5 3AB

OFFICES/CREATIVE SPACE



KEY POINTS

- > COMFORT COOLING (NOT TESTED)
- > PARKING SPACES
- > KITCHEN
- > SHOWERS
- > WOODEN FLOORS
- > EXPOSED CEILINGS

TENURE	TO LET / FOR SALE
SIZE	3,850 SQ FT
RENT	£80,000 PER ANNUM
PRICE	OFFERS IN EXCESS OF £1,500,000 STC
EPC	D (79)

LOCATION

The premises are situated on the North Side of Holmes Road close to the junctions of Kentish Town Road and Spring Place. The area is well served with fashionable restaurants and bars. Transport facilities are good with Kentish Town underground (Northern Line) and mainline station (Thames Link) being within a few minutes' walk. Numerous bus routes also serve the area.

ADDITIONAL INFORMATION

The unit offers self-contained ground floor accommodation, benefitting from exposed industrial features, WC's/shower and a kitchen. The premises has a prominent window frontage with parking for 2 cars via the private front forecourt. Alternative uses would be considered, subject to planning.

ACCOMMODATION

Name	Sq ft	Sq m
Ground	3,850	357.68

SPECIFICATIONS

- SELF CONTAINED
- SKYLIGHTS
- WINDOW FRONTAGE
- PRIVATE WC

SERVICE CHARGE

To be confirmed.

USE

B1 OFFICES - alternative non-food uses (i.e. d1 / d2 - stp and freeholder's consent) may be considered.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

RENT

£80,000 per annum

PRICE

Offers in excess of £1,500,000 STC

BUSINESS RATES

Rates Payable: £24,497 per annum
(based upon Rateable Value: £48,605 and UBR: England Standard 51.2p)

SERVICE CHARGE

Available on Request



VIEWING & FURTHER INFORMATION



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