

NEW INSTRUCTION

77 Fortess Road, London, NW5 1AG

APPROX. 2,840 SQ FT (263.8 SQ M)

UPPER GROUND FLOOR OFFICES TO LET



**77 Fortess Road
Kentish Town
London
NW5 1AG**

- Excellent Natural Light
- Warehouse Style Space in the characterful area of Kentish Town
- Approx. 2,840 sq ft (NIA)
- Distribution Workspace

LOCATION

The property is situated just off Fortress Road in Kentish Town and boasts great connections to public transport. Kentish Town station is within 0.3 miles, providing Northern Line & Thameslink services to the heart of the city.

The property is a short walk from Kentish Town high Street, which is home to numerous artisan restaurants & cafes.

DESCRIPTION

The Ground Floor is presented as Cat B, unfurnished specification, offering approximately 2,840 sq ft / 263.8 sq m total.

The accommodation, previously a warehouse, has been converted into office space, retaining character features including iron columns and exposed wooden floorboards, and benefits from the following:

- Excellent natural light
- Good ceiling height
- Loading bay facility
- Goods lift
- Exposed beams
- Exposed timber flooring
- Kitchenette/Breakout Area
- Demised WC's
- Central heating
- 24/7 Access
- Parking available

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	2,840	263.8
Total	2,840	263.8

TERMS

A new effective full repairing insuring lease is available direct from the landlord for a term to be agreed.

OUTGOINGS

Rent: £80,940 pa exc.

Service charge: Approx. £5,822 pa exc. / £2.05 per sq ft pax (YE 2023)

Business Rates Payable (2023/24): Approx. £17,296.6 pa exc. / £6.09 per sq ft pax (2023/24)

*please note you are advised to make your own enquires in this regard.

VAT

The property is not elected for VAT

EPC

Available upon request.

SUBJECT TO CONTRACT

Viewing strictly by appointment

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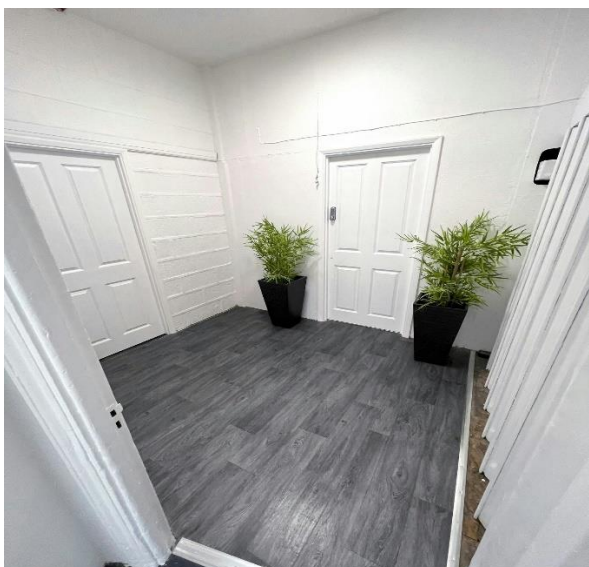
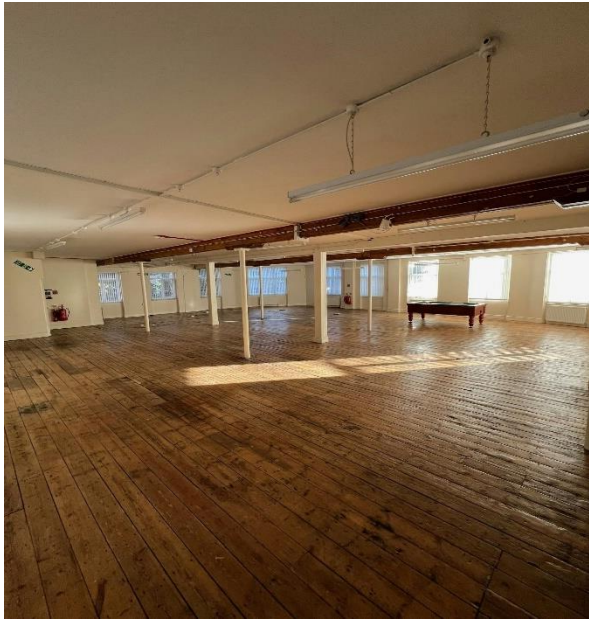
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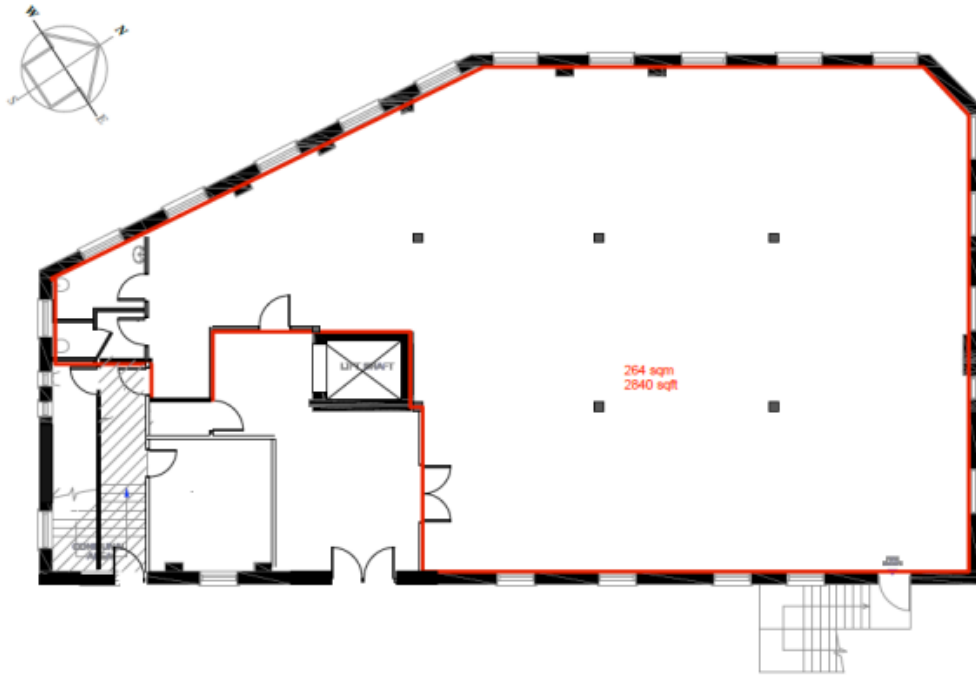
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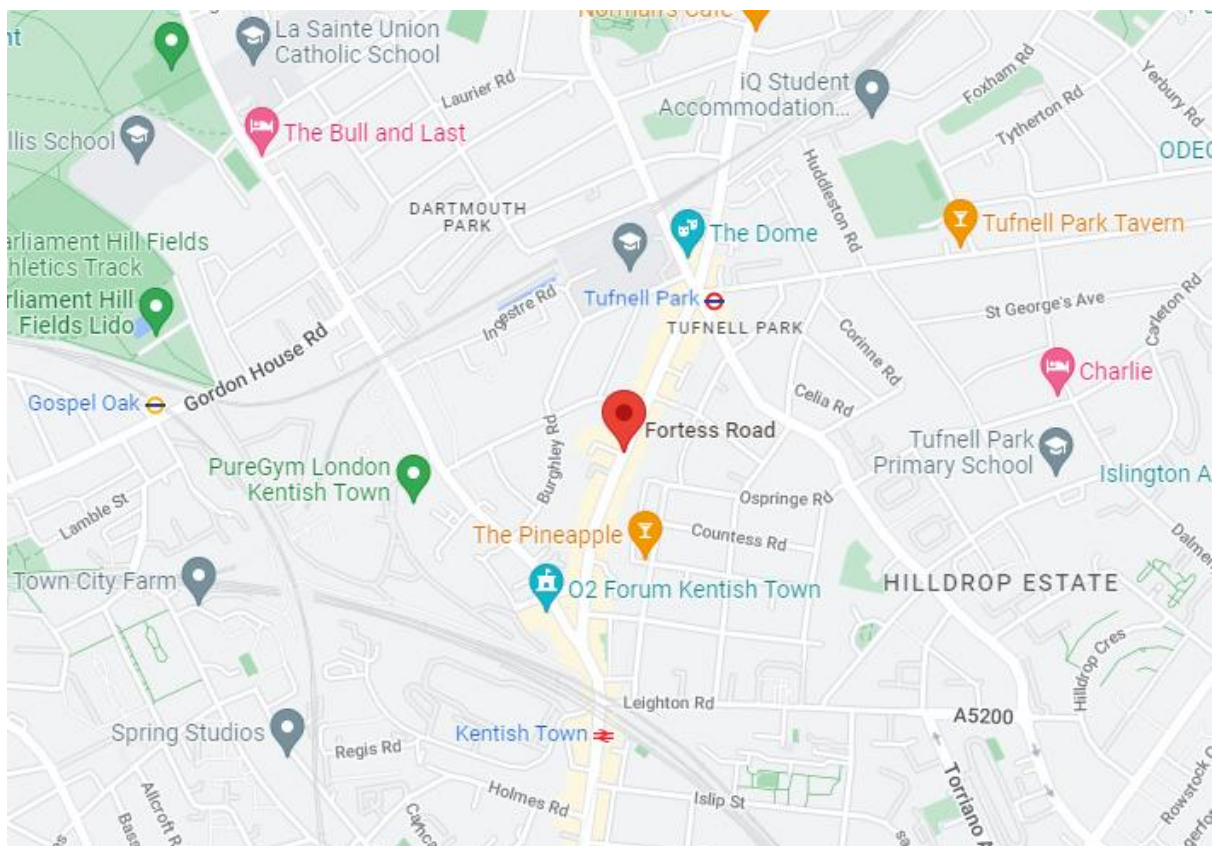
Classification 2 - Business Data

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Floor Plan (not to scale)



Location Plan (not to scale)