

**VIRTUAL FREEHOLD / TO LET OFFICE/RESEARCH
AND DEVELOPMENT/ LIGHT INDUSTRIAL SPACE**

HAMPSHIRE STREET NW5

329 SQ M2



LOCATION: *Property is located on the Eastern side of Hampshire Street, a turning off Torriano Avenue close to the junction with Camden Road. The premises is located midway between Camden Road British Rail Station and Kentish Town Tube Station.*

THE PREMISES: The Commercial property comprises of ground floor self-contained part of this small distinctive mixed-use development. Arranged as a 3 x individual unit mainly open plan space, with extensive frontage to Hampshire Street, including own entrance direct from street level.

TENURE: *The premises are available either under new 999 year leases at a peppercorn rent or occupational lease granted on effective FRI terms, development due for practical completion in Q2, 2022.*

The commercial units are available together or separately on a Light 'Turnkey' basis to be handed over to the ingoing purchaser / tenant.

USAGE: Any usage within Class B1 the Town & Country User (Classes) Order 1987.

SERVICE CHARGE/BUSINESS RATES: To be confirmed

PRICE/RENT/ VIRTUAL FREEHOLD Approximate measurement as follows:

Unit	1	£685,000	1,206 SQ.FT.	(112 sq.m.)
Unit	2	£585,000	936 SQ.FT.	(87 sq.m.)
Unit	1&2	£1,270,000	2,142 SQ.FT.	(199 sq.m.)
Unit	3	£795,000	1,399 SQ.FT.	(130 sq.m.)

EPC: Will be provided on Completion of Construction.

VIEWING: Only by appointment through the joint sole agent as below
 Metin Yildirim
 Salter Rex Chartered Surveyors and Estate Agents
 Crown House, 265-267 Kentish Town Road, London, NW5 2TP
 Direct Dial: 020 7428 6801 Mobile: 07951 262 191
 E-mail my@salter-rex.co.uk

SALTER REX LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHO'S AGENTS THEY ARE, GIVE NOTICE THAT: -

1. These particulars do not constitute any part of the offer for sale/Let or contract for Let/sale.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex LLP or the vendors.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intending purchasers/Lessee/Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers or Lessee/tenants to locate the property.
The plans are photographically reproduced and therefore not to scale except where expressly stated.
The plans, photographs or drawings are for identification purposes only.
6. No warranty or undertaking is given in respect of the repair or condition of the properties or any items expressed to be included in the sale.
7. Any properties or drawings of the relevant property or part thereof or the neighbouring areas may not depict the property or the neighbouring areas at the date a prospective purchaser or tenant inspects the property. Prospective purchasers are strongly advised to inspect the property and neighbouring areas.
8. The agents have not measured the property and have relied upon client's information. Therefore, the agent gives no warranty as to their correctness or otherwise and the purchasers/Lessee must rely on their own measurements.
9. All terms quoted are exclusive of value added tax unless otherwise stated.
10. The vendors do not make nor do the agents or any person(s) in their employment give any warranty whatsoever in relation to this property.
11. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
12. These details were prepared as of 13 July 2021.