



Compton

For Rent
**36-52 Fortress Grove
Kentish Town NW5**

Final chance to lease at Fortress Works – Workshop available for just £29.50 per sq ft

For Rent

Fortress Works
36-52 Fortress Grove
Kentish Town NW5

Size

17,716 Ft²

Rent

£29.50 per sq ft

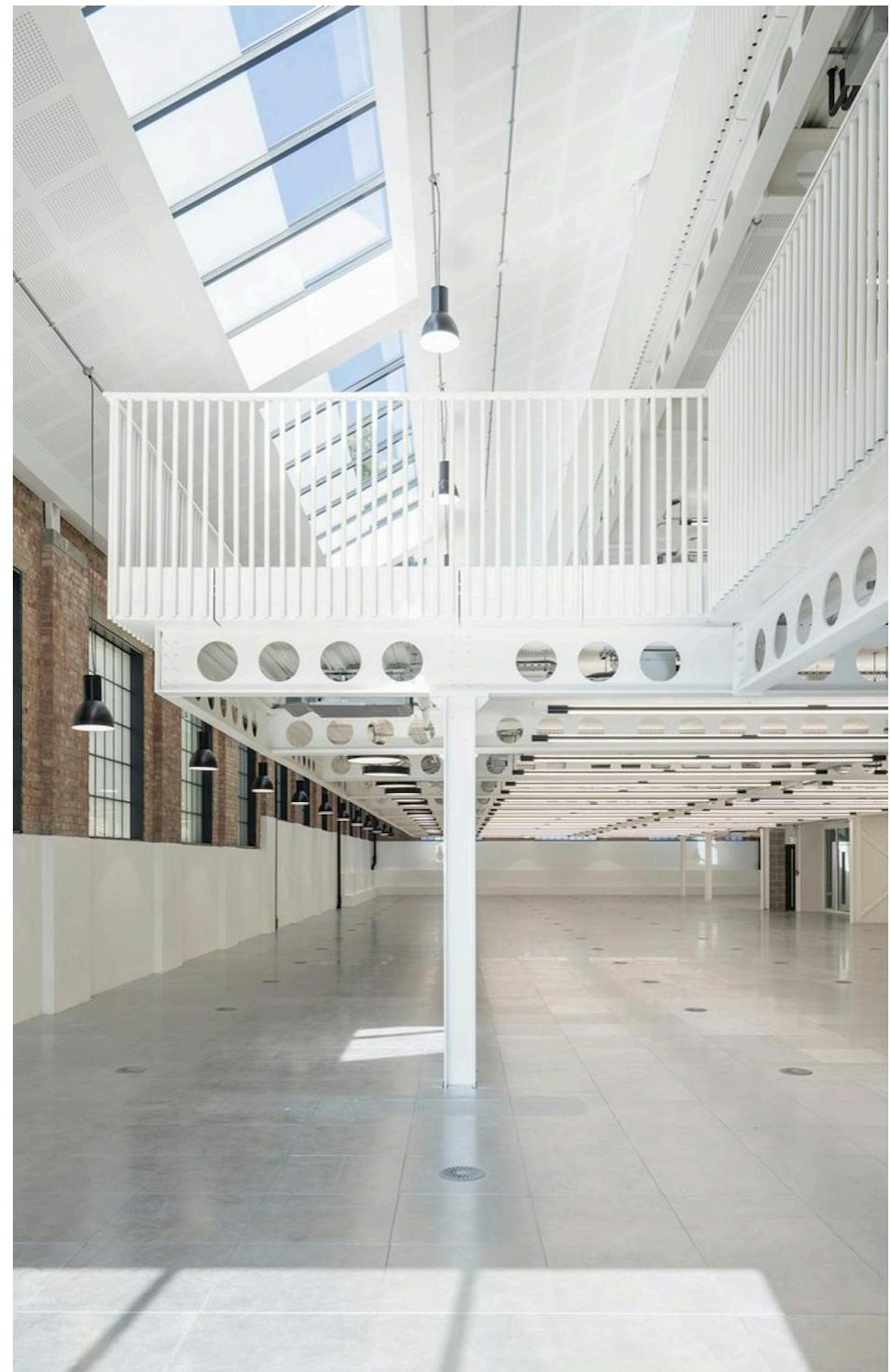
Fitout

Not Fitted. Can be fitted, subject to terms

Description

The Workshop is the final remaining space at Fortress Works and is available to a single occupier. With all Studio floors now fully let, this is the last opportunity to secure space within the building. The accommodation is currently offered unfitted, allowing an incoming tenant to configure the space to suit their needs, with the option for a landlord-delivered fit-out available, subject to terms. The Workshop provides a practical and adaptable layout, good natural light and a distinctive industrial character, with access to a shared external front courtyard for occupiers.

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Click to Play



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Workshop



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Workshop

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Workshop



Workshop

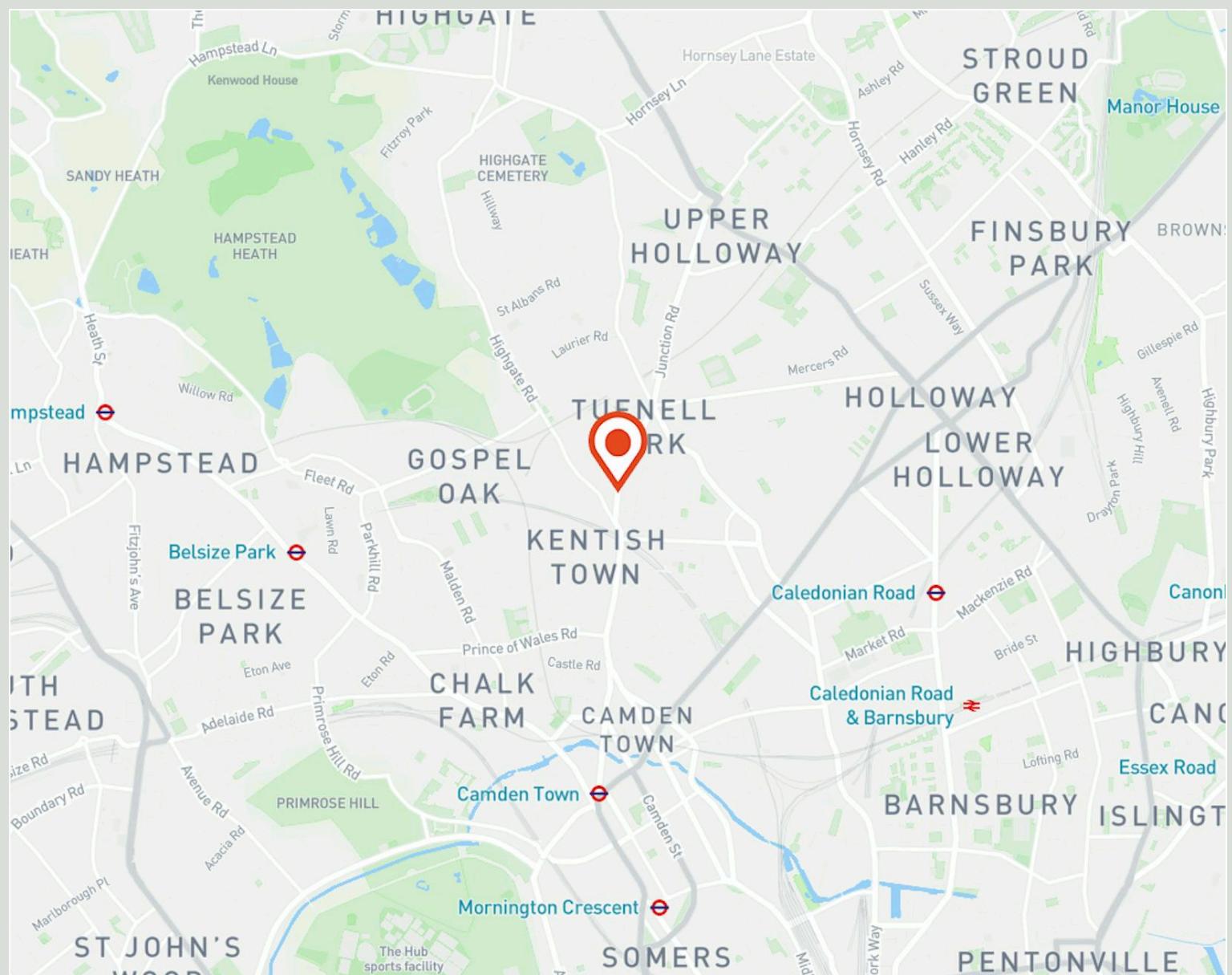
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Location

Kentish Town is a lively neighbourhood with an autonomous and individual spirit. It hosts a rich mix of independent outlets, including; cafes, restaurants, health & wellbeing, destination bars, pubs and famous music venues. And with the benefit of some of London's premier parks on its door step, Kentish Town provides office workers with an abundance of places to relax and rejuvenate from city life, whilst enjoying the connectivity and energy of zone two.



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Building Exterior

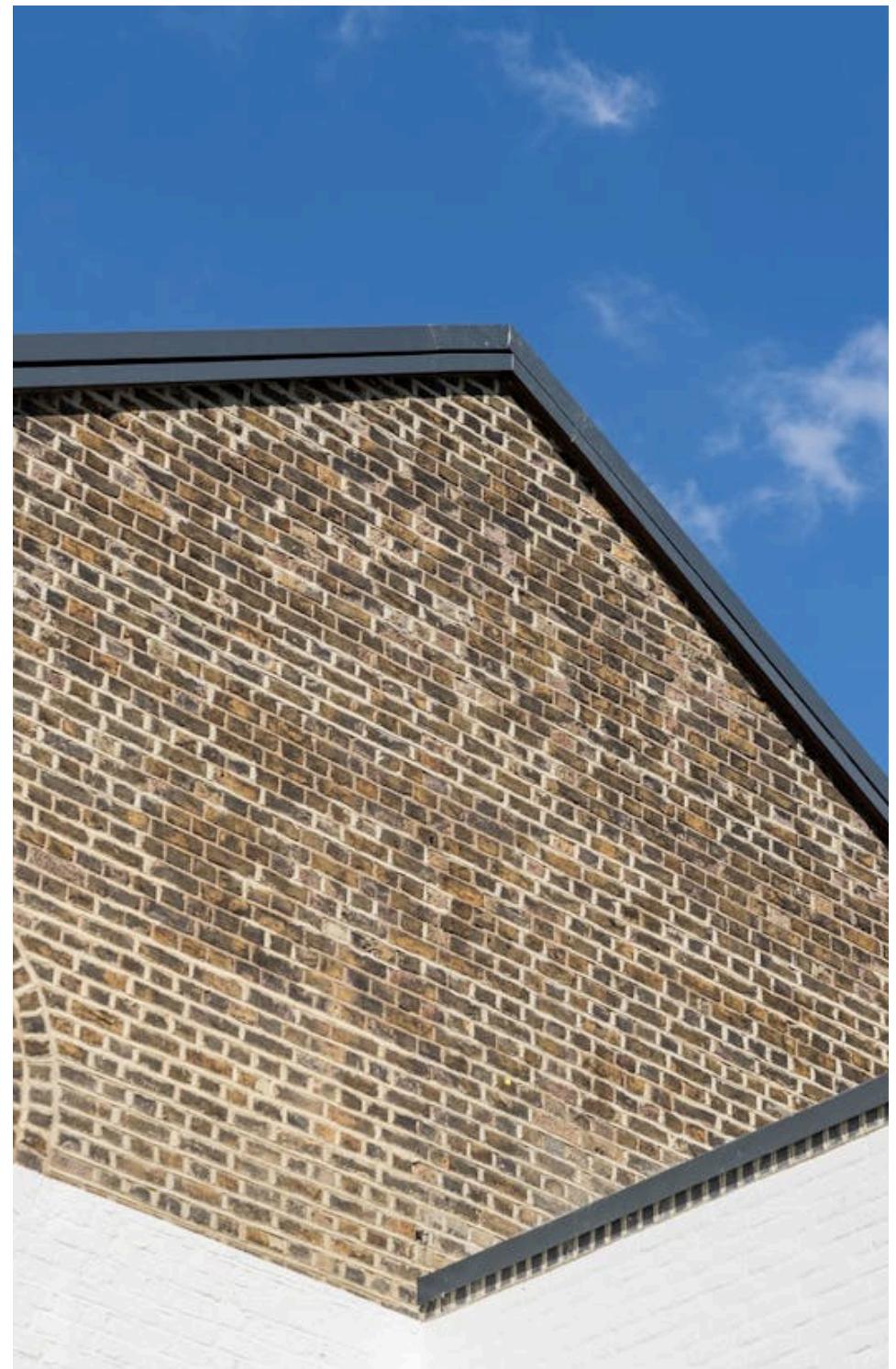
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Fortess Works
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Amenities

- Final available space at Fortess Works
- Offered unfitted, with fit-out option available subject to terms
- Open, flexible layout with good natural light
- Character building with an industrial / creative feel
- Access to a shared external front courtyard
- Short walk to Kentish Town transport and amenities

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Name	Sq Ft	Sq M	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
2nd - Workshop	3,098	287.81	£29.50	£14	£4.94	£12,505.59	£150,067.12	Available
1st - Workshop	6,614	614.46	£29.50	£14	£4.94	£26,698.51	£320,382.16	Available
Ground - Workshop	8,004	743.60	£29.50	£14	£4.94	£32,309.48	£387,713.76	Available
2nd - Studio (Fitted)	2,983	277.13	-	n/a	n/a	-	-	Let
1st - Studio (Fitted)	3,714	345.04	-	n/a	n/a	-	-	Let
Ground - Studio	3,743	347.74	-	n/a	n/a	-	-	Let
Total	28,156	2,615.78	£29.50	£14	£4.94	£71,513.58	£858,163.04	

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Developer

CBRE Investment Management

Content

Watch the Film
(click button)



Lease Term

New full repairing and insuring
lease for a term by arrangement
direct from the Landlord

VAT

This property is elected for VAT

Possession

Available

Legal Costs

Each party to be responsible for its
own legal and all other professional
costs incurred in the transaction

Local Authority

London Borough of Camden

Tenure

New Lease

Availability

compton.london

020 7101 2020

enquiries@compton.london

All appointments to view must be arranged via sole agents, Compton, through:



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