

OFFICE SPACE TO LET



IMPERIAL WORKS, NW5 3ED

1130 sq. ft. approximately

- LOCATION:** Imperial Works is accessed via the Cul-de-sac, Perrin Street, which is just off Ryland Road close to Kentish Town Road, Kentish Town (West) mainline station is immediately adjacent to the property. Located a short walk away is Kentish Town Underground station (Northern Line). Numerous bus routes and extensive retail, restaurant and leisure facilities service the area. Kentish Town is a vibrant and affluent hub within the London Borough of Camden and located within a third of a mile of the famous Camden Market. Kings Cross, St Pancras and Euston mainline stations are all within a 1.5-mile radius.
- THE PROPERTY:** The property comprises of a ground floor office building mainly open plan fully Self-contained with its own entrance.
- EPC:** Energy Rating C (51-75)
- USAGE:** Any usage within Class E use.
- LEGAL COSTS:** Each party to be responsible for their own legal costs incurred in the Transaction.
- PRICE:** £30.00 Sq. Ft
- RATEABLE VALUE:** £27,250

AMENITIES:

*W. C's
Kitchen Area
Three Phase Electricity
Intruder and Fire Alarm System
Central Heating
24 Hour Access
Shower
Superb natural light
Excellent floor to ceiling heights of circa 9 ft.
Fantastic original warehouse features throughout*

VIEWING:

Only by appointment through the sole Agents as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents
Crown House
265/267 Kentish Town Road
London NW5 2TP

Tel: 020 7267 2071 (Main Switchboard)
Fax: 020 7485 8488

MISREPRESENTATION ACT 1967

SALTER REX FOR THEMSELVES AND FOR THE VENDORS OR LESSORS 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 2nd March 2023.