

SALTER REX

Chartered Surveyors & Estate Agents LLP

OFFICE SPACE TO LET/FOR SALE

PIANO YARD, HIGHGATE ROAD, KENTISH TOWN, NW5 1BF



NEW FRI LEASE

APPROX 3580 SQ FT

PASSENGER LIFT

NATURAL LIGHT

FULLY FITTED KITCHEN

WC/DISABLED TOILETS

LOCATION:

The office building is located off Highgate Road within walking distance to Kentish Town Underground Station (Northern Line and Thameslink connections) to the south and Gospel Oak Over Ground is within 10 minutes walking Proximity, the area is surrounded by a number of creative occupiers, such as famous Kentish Town Forum, Franco Manco, Sainsburys, Tesco, Gail's, Pret manger along with pubs and bars.

ACCOMMODATION:

The office premises is located on first floor of the development and open plan in a secured gated mews designed by famous Chassay studio architects.

MEASUREMENTS	1 st Floors	3580 Sq. ft
	Total	<u>3580 Sq. Ft</u>
LEASE:	A New lease for a term by arrangement	
EPC:	Energy Rating A	
RATEABLE VALUE:	Current rateable value (1 April 2023 to present) £94,000	
USER:	Any user within Class E/ (B1) of the Town & Country Planning (User Classes) Order September 2020.	
RENT:	£25.00 Sq. Ft Exclusive	
SALE:	Sale of long leasehold interest (999 Years £2,237.500).	
LEAGAL FEE:	Each party to bear their own legal costs possession upon completion of legal formalities	

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Sellers/Purchasers. Prospective Seller (s)/Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Joint Agent as below:

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MISREPRESENTATION ACT 1967

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