

RIB

ROBERT IRVING BURNS

BURGHLEY YARD, 106 BURGHLEY ROAD

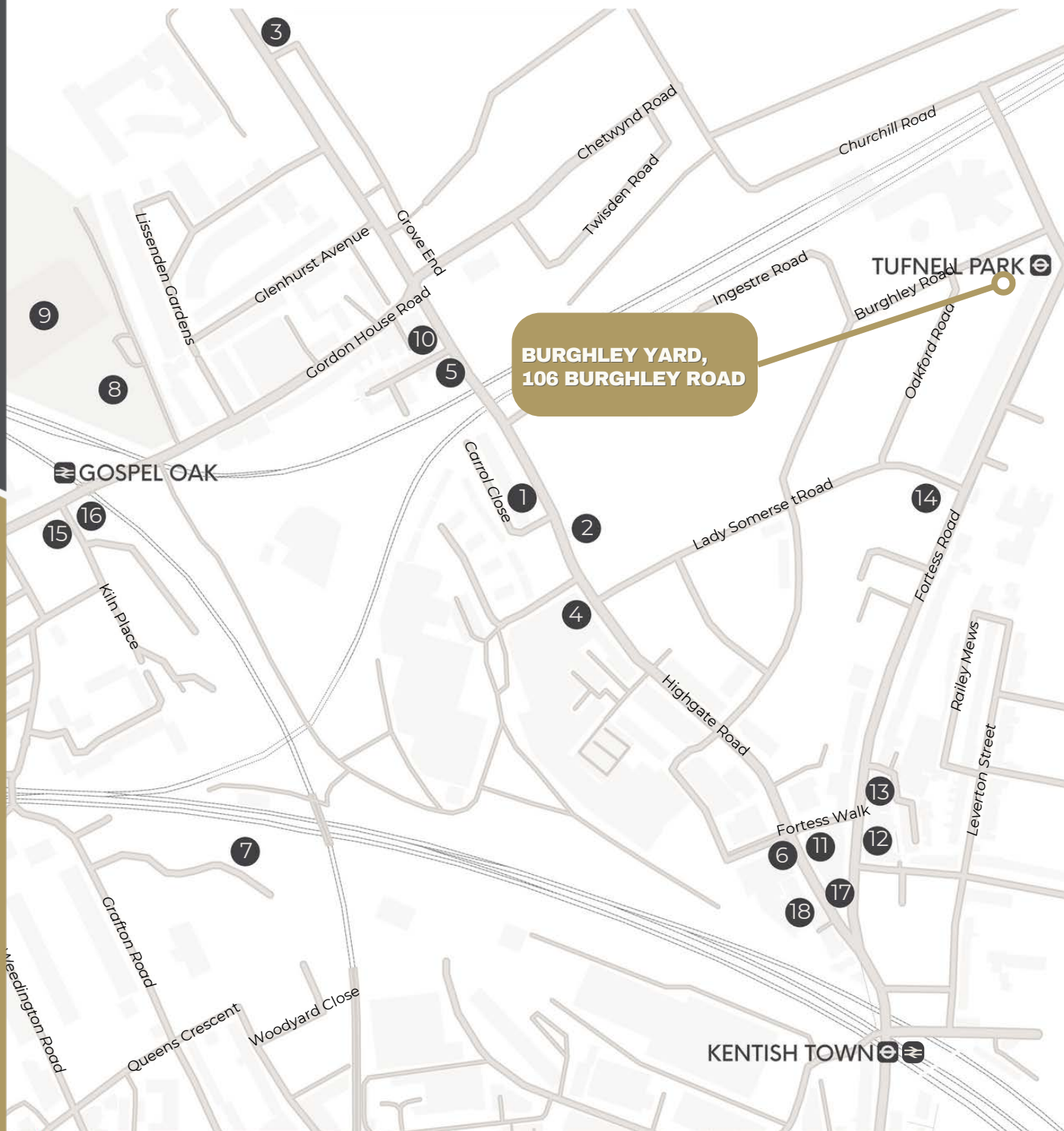
LONDON NW5 1AL

**FREEHOLD FOR SALE WITH VACANT
POSSESSION**

**UNIQUE CLASS E (WAREHOUSE
CONVERSION) BUILDING WITH
COURTYARD**

6,498 SQ.FT (PLUS EXTERNAL AREAS 2,618 SQ.FT)





LOCAL AREA

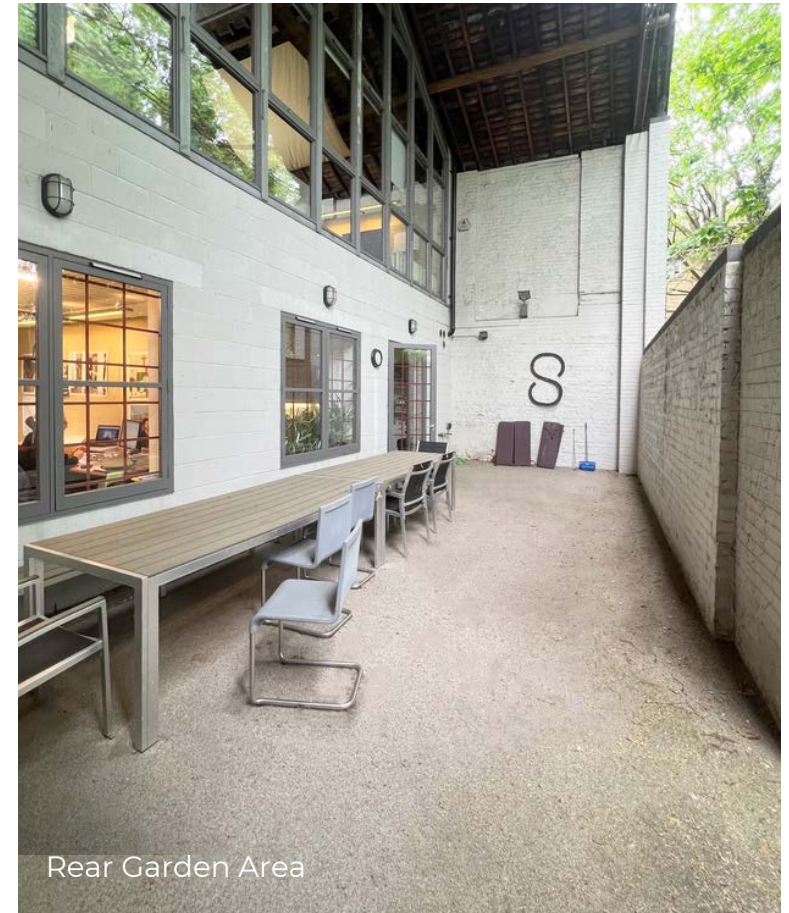
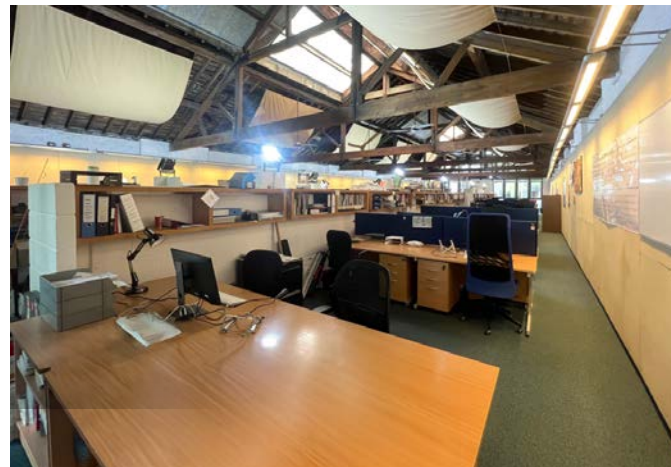
1. Rosella
2. The Vine
3. The Bull and Last
4. Never For Ever
5. Southampton Arms
6. 02 Forum Kentish Town
7. Kentish Town City Farm
8. Hampstead Heath
9. Parliament Hill Lido
10. The Village Restaurant
11. Carrots & Daikon
12. The Queen of Sheba
13. Patron Cave a Manger
14. The Junction Tavern
15. The Old Oak Inn
16. The Little Oak Coffee
17. Ladies & Gentleman
18. Bull & Gate

LOCATION

The property is located in Tufnell Park, North London, just North of Kentish Town. The immediate area consists of a variety of uses such as residential, educational and national and local retailers. Tufnell Park Underground Station is approx. 90 meters away from the property providing Northern Line services and one stop to Kentish Town where the Thameslink can be accessed.

DESCRIPTION

This former nineteenth-century warehouse underwent extensive renovations in the 1990s, transforming it into a distinctive office space full of character. The property is accessible through a gated, cobblestone mews courtyard, providing a parking area for 6-8 cars and a designated area for bicycle storage. The building spans both ground and first floors, featuring a secluded garden at the back. The ground floor hosts several private offices alongside a kitchen/breakout area, adaptable to an open-plan layout if desired. On the first floor, the timber roof structure is exposed, complemented by abundant natural light streaming in through full height glass walls at the front and rear, in addition to multiple skylights.



Rear Garden Area

TENANCY SCHEDULE & FLOOR AREAS

COMMERCIAL		
FLOOR	SQFT NIA	SQ.M NIA
Ground	3,086	286.69
First	3,412	316.98
COMMERCIAL TOTAL	6,498 (plus courtyard 2,080 sq.ft and rear garden 538 sq.ft.)	603.68 (plus courtyard 193.2 and rear garden 49.98)

Note: The above information has been provided to us and all interested parties should verify this as part of their due diligence.

TENURE

Freehold.

EPC

USE	Rating	Expiry
Commercial	D83	24th September 2023

LEGAL COSTS

Each party is to bear their own legal costs.

PRICE

£1,600,000 (One Million, Six Hundred Thousand Pounds),
subject to contract.

VAT

The property is not elected for VAT.

CONTACT INFORMATION

For further information please contact Joint Sole Agents,
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