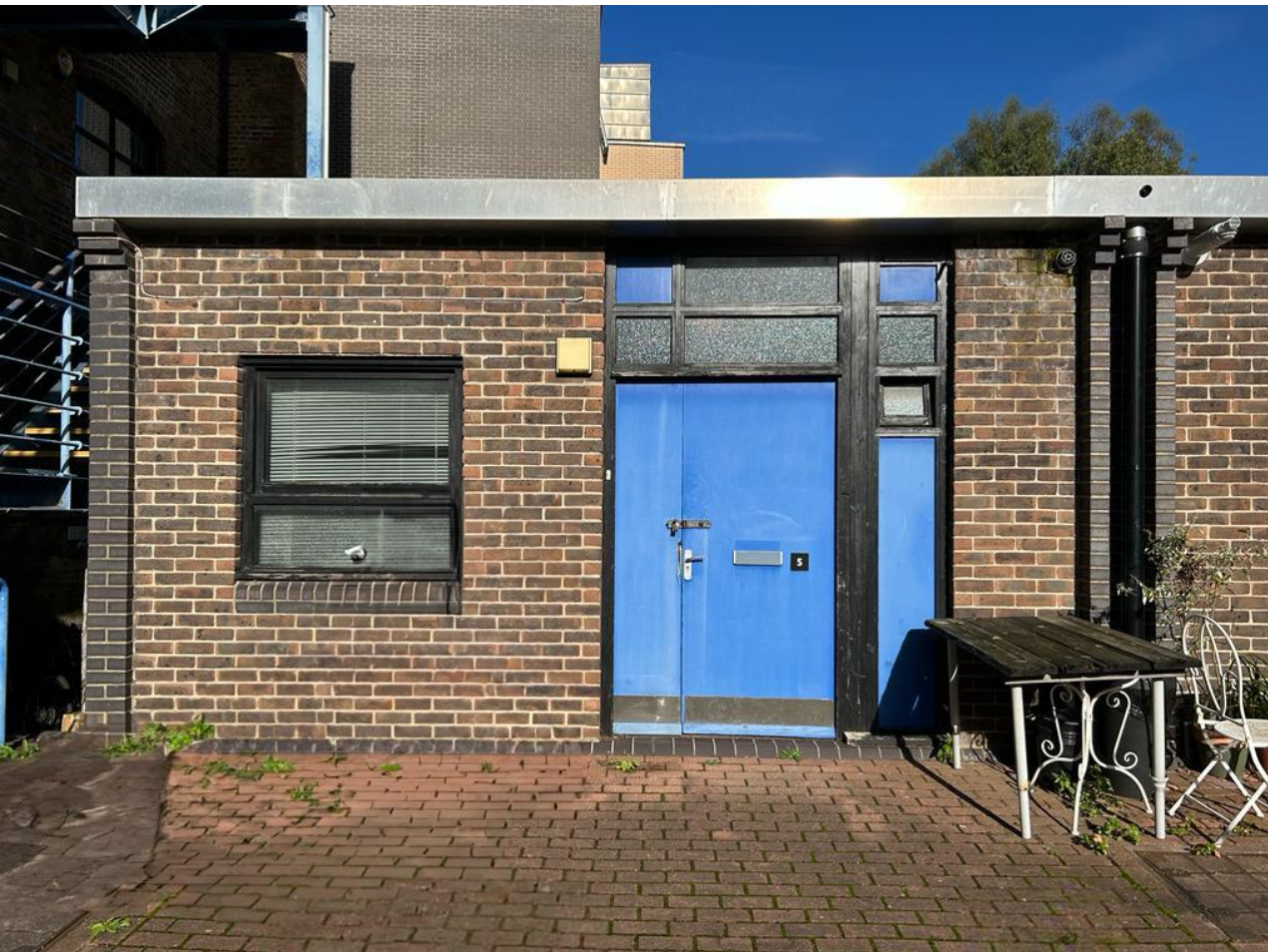


TO LET
LIGHT INDUSTRIAL WORKSPACE UNIT AVAILABLE IN A CREATIVE BUSINESS HUB

109 BARTHOLOMEW ROAD, LONDON, NW5 2BJ (GROUND FLOOR – UNIT 5)
DOVE COMMERCIAL CENTRE



Kitchenette
Communal Parking
WC
Ample Natural Light
Good Ceiling Height
Industrial Feel
Self-Contained

rib.co.uk

19 Margaret Street, London W1W 8RR
Tel: 020 7637 0821 Email: info@rib.co.uk

RIB

ROBERT IRVING BURNS

LOCATION (GOOGLE MAPS [LINK](#))

The property is conveniently situated at the Dove Centre on Bartholomew Road a mixed commercial and residential location, within easy walking distance of Kentish Town (Northern Line) and Kentish Town West stations (London Overground). The area benefits from numerous amenities with Kentish Town Road High Street offering a number of cafés, shops, bars and restaurants which is short walking distance away.

DESCRIPTION

This self contained unit benefits from kitchenette, WC, communal parking and excellent ceiling height with a light industrial feel. The unit can be utilised by a number of different occupiers and was previously used for food preparation.

FLOOR AREA & FINANCIALS

Property	Unit 5
Area	Camden
Size (sq. ft.)	552
Quoting Rent (p.a.) excl.	£16,000
Estimated Rates Payable (p.a.)	£4,990
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	£20,990

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.





POSSESSION

Upon completion of legal formalities.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

VIEWINGS:

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