



RIB

ROBERT IRVING BURNS

# 77 FORTESS ROAD

CAMDEN NW5 1AG

## TO LET

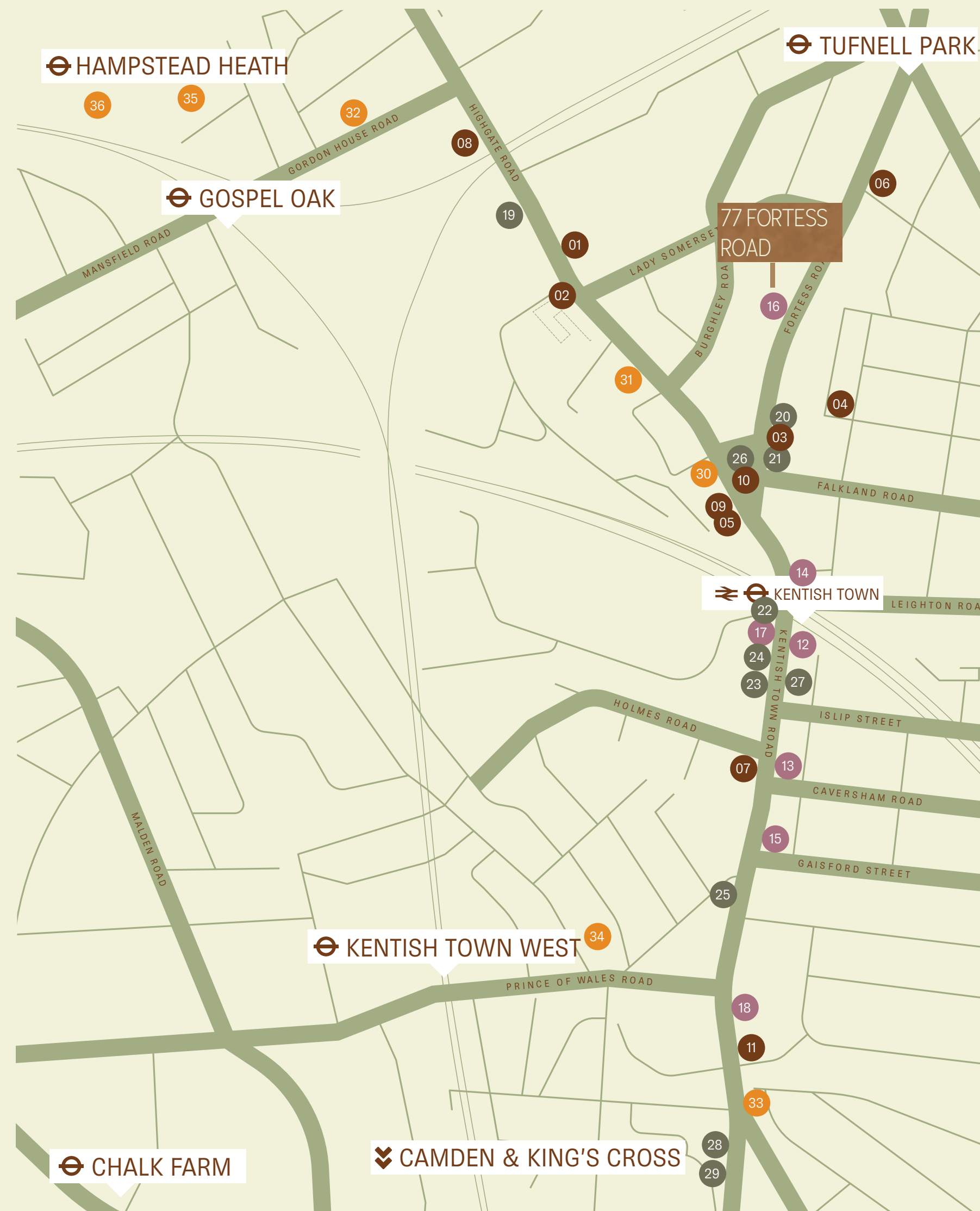
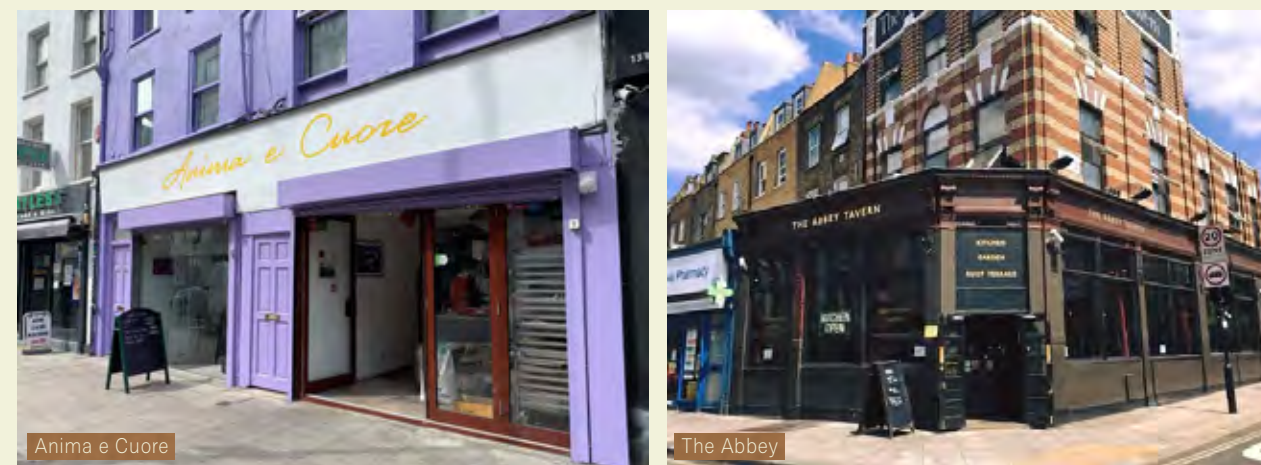
Warehouse Style Space in the characterful area of Kentish Town

SUITABLE FOR BUSINESS CLASS E  
(OFFICE, RETAIL, MEDICAL, CLINICAL ETC.)

2,840 SQ. FT. UPPER GR FLOOR

# LOCATION

The property is situated off Fortress Road in Kentish Town and boasts great connections to public transport. Tufnell Park Station as it is only a short walk. Kentish Town station is within 0.3 miles, providing Northern Line & Thameslink services to the heart of the city. The property is a short walk from Kentish Town high Street, which is home to numerous artisan restaurants & cafes.



## BARS

- 01 The Vine
- 02 Never For Ever
- 03 Tabac
- 04 The Pinapple
- 05 Boulogne Bar
- 06 Authentique
- 07 Lady Hamilton
- 08 Southampton Arms
- 09 Bull & Gate
- 10 Ladies and Gentlemen
- 11 The Abbey

## COFFEE

- 12 Bean About Town
- 13 Kentish Town Stores
- 14 Saint Espresso & Kitchen
- 15 Gail's Bakery
- 16 Cafe Palestina
- 17 Pret
- 18 Town Cafe & Bar

## RESTAURANTS

- 19 Rossella
- 20 Patron
- 21 The Queen of Sheba
- 22 Babuji
- 23 Tonkotuso
- 24 Franco Manca
- 25 Nandos
- 26 Carrots & Daikon
- 27 Kami
- 28 Anima e Cuore
- 29 Albion's

## WELLNESS

- 30 Kentish Town Forum
- 31 Basement
- 32 F45
- 33 Social Pottery
- 34 Kentish Town Sports Centre
- 35 Parliament Hill Fields Lido
- 36 Hampstead Heath

# DESCRIPTION

This former warehouse premises has most recently been converted to creative/industrial style workspace. The property sympathetically keeps the industrious charm of the past with original features throughout the accommodation, including iron columns and exposed wooden floorboards.

The office comprises of a mixture of open plan accommodation, meeting rooms, kitchenette and breakout area. The floor and wider property has previously been occupied by a number of production houses and is well suited for those in the creative media industry.

Other class E uses will be considered.



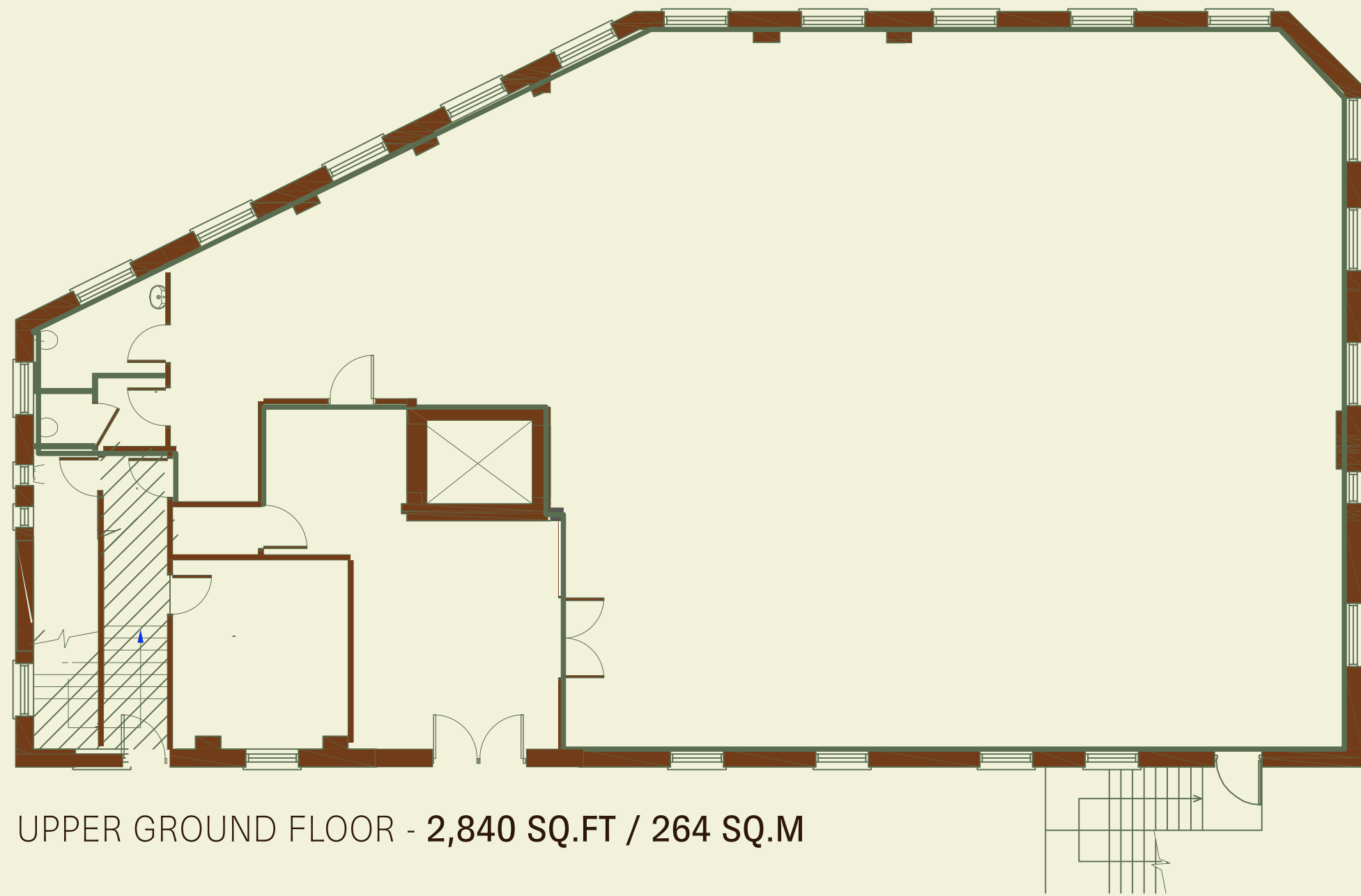


UPPER GROUND FLOOR



# FLOOR PLAN

Not to scale.



UPPER GROUND FLOOR - 2,840 SQ.FT / 264 SQ.M

# FINANCIALS

## Floor

## Upper Ground Floor

Size (sq. ft.)	2,840
Quoting Rent (p.a.) excl.	£75,260
Estimated Rates Payable (p.a.)	£19,711
Service Charge (p.a.)	£5,822
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£100,793</b>

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

## LEASE

A new lease direct with the landlord outside the Landlord & Tenant Act 1954 from March 2024 for a term to be agreed.

## FLOOR PLANS

Available upon request.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## VAT

The property is not elected for VAT.

## VIEWINGS

Strictly through Robert Irving Burns or our joint agents Carter Jonas.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

October 2024.

# CONTACTS

FREDDIE BRETT

freddie@rib.co.uk

020 7927 6575

JIM CLARKE

jim@rib.co.uk

020 7927 0631

MATTHEW MULLAN

matthewm@rib.co.uk

020 7927 0622

RI B

ROBERT IRVING BURNS

CORMAC SEARS

cormac@forestrealestate.co.uk

07850 399 627

FOREST  
REAL ESTATE

ETHAN SHINE

ethan@forestrealestate.co.uk

07792 781 096