

# Compton

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## Kentish Town

Spectrum House  
32-34 Gordon House  
Road  
NW5 1LP

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A characterful converted warehouse  
development providing a range of  
refurbished studios, available on  
flexible lease terms

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## For Rent

393 to 3,869 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)





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## Location

The property is located in a vibrant part of London in the London Borough of Camden, approximately an 8 minute walk to Kentish Town and Tufnell Park. Spectrum sits adjacent to Hampstead Heath which offers a range of public amenities including 3 open-air swimming pools.

The property benefits from excellent transport links with Gospel Oak national rail station situated 100m to the west, Kentish Town Underground and National Rail Station 0.5 miles to the South East, and Tufnell Park Underground Station approximately 0.5 miles to the East.

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Communal Reception



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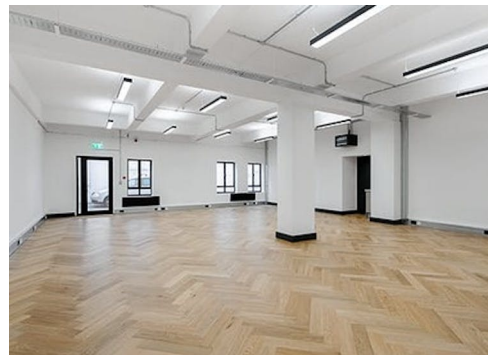
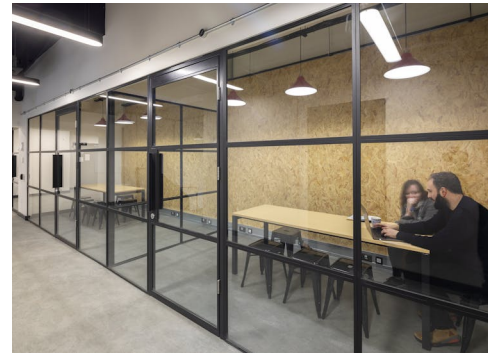
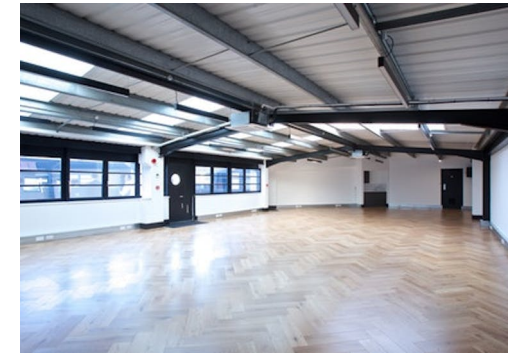
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## Amenities

- Newly refurbished
- Wide range of unit sizes available
- Offering fitted or non fitted offices
- Flexible agreement terms
- Units available for immediate occupation
- Secure communal courtyard
- Comfort cooling/heating
- Parking spaces available at separate negotiation
- High speed fibre broadband
- Cycle storage
- Communal Showers
- 24 Hour access

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## Description

Spectrum House provides an exceptional opportunity for businesses seeking modern, flexible office space in a prime location. This prestigious building offers a range of office suites designed to meet the needs of contemporary businesses, with spaces suitable for startups, growing companies, and established enterprises. Spectrum House combines functionality with style, creating an ideal environment for productivity and growth.

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## Content

[View on Website](#)



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## Terms

New Full Repairing & Insuring Lease or License available for a term by arrangement direct from the Freeholder.

## VAT

The property is elected for VAT.

## Legal Costs

Each party is to bear its own costs.

## Business Rates

Interested parties are advised to make their own enquires directly with the Local Authorities.

## Local Authority

London Borough of Camden



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - 46	581	£50	£10	£4.11	£64.11	£3,103.99	£37,247.91	Available
Unit - 34	393	£50	£10	£4.11	£64.11	£2,099.60	£25,195.23	Available
Unit - 17	1,766	£50	£10	£4.11	£64.11	£9,434.86	£113,218.26	Available
Unit - 13	1,129	£50	£10	£4.11	£64.11	£6,031.68	£72,380.19	Available
Total	3,869	£50	£10	£4.11	£64.11	£20,670.13	£248,041.59	

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## Contact Us

All appointments to view must  
be arranged via sole agents,  
Compton, through —

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Alex Sugar  
[as@compton.london](mailto:as@compton.london)  
07585 793 379

Robyn Vaughan  
[rv@compton.london](mailto:rv@compton.london)  
07840 838 359

Joshua Miller  
[jm@compton.london](mailto:jm@compton.london)  
07917 725 365



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