

# SALTER REX

## Chartered Surveyors & Estate Agents



WAREHOUSE/SHOWROOM TO LET

ALL ON GROUND FLOOR

MAINLY OPEN PLAN

HOLMES ROAD NW5 3AN

APPROX 2159 SQ FT

### LOCATION:

The premises are situated centrally on Holmes Road, close to the junctions of Kentish Town Road and Spring Place. The property can be accessed via Holmes Road and Cathcart Street. Located just a short 5 minutes' walk from Kentish Town Station (Underground and National Rail) and Kentish Town West Station (overground). Tottenham Court Road can be accessed within 10 minutes and Bank station with 15 minutes. In addition, there are numerous bus routes serving the area. Quick access into central London with London St Pancras 2 miles; Oxford Circus 3 miles; and the City of London 5 miles distance. Kentish Town is a thriving area, well-known for its fashionable eateries, hip cafes and cocktail bars. Popular establishment The Stay Club Bar & Restaurant sits adjacent to the property.

### ACCOMMODATION:

Mainly open Plan with plenty of natural light, presently used as delivery depot by Gorilla and Getir

MEASUREMENT: 2159 Sq Ft

EPC: 60 C

QUOTING RENT: £85,000 Per Annum Exclusive

LEASE: A new lease direct with the landlord for a term to be agreed.

**LEGAL COSTS:** Each party is to be responsible for their own legal costs

**RATEABLE VALUE:** The rates are to be assessed  
Interested parties are advised to verify with the Local Rating Authority

**USER:** Town & Country Planning (User Class B8)

**POSSESSION:** Upon completion of legal formalities.

#### Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective 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 Agent as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents, Crown House  
265/267 Kentish Town Road  
London NW5 2TP  
Tel: 020 7428 6801 Mobile 07951 262 191  
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#### **MISREPRESENTATION ACT 1967**

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