

# HOLMES STUDIOS

45 HOLMES ROAD, KENTISH TOWN, NW5 3AN

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FOREST  
REAL ESTATE



**TO LET**

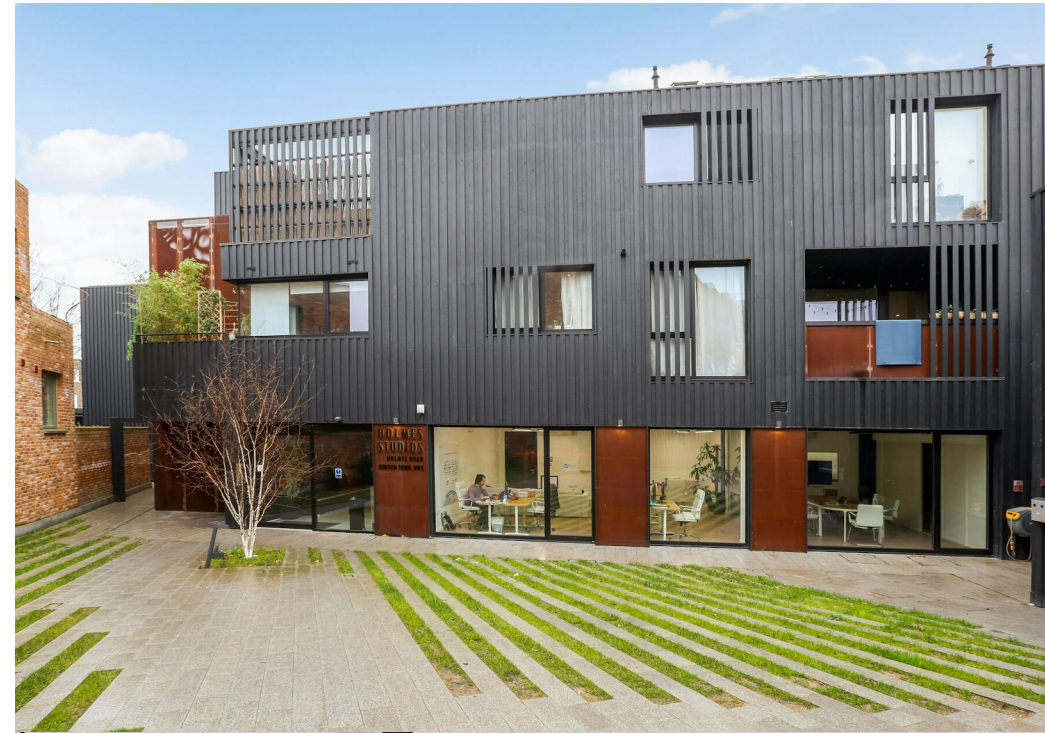
**1,026 SQ FT**

**A Modern Office/Studio Within A Short Walk Of The Amenities & Transport Of Kentish Town Road.**

## **Key Features**

- Concierge
- Air Conditioning
- Secure Cycle Storage
- Good Storage Cupboards
- Gated Office Building
- Modern LED Lighting
- Communal Kitchen, WC's and Showers
- 24/7 Access
- High Ceilings
- Direct Access to Courtyard
- Glass Partitioned Office

**Studio 1, Holmes Studios, 45 Holmes Road  
Kentish Town, NW5 3AN**





## Description

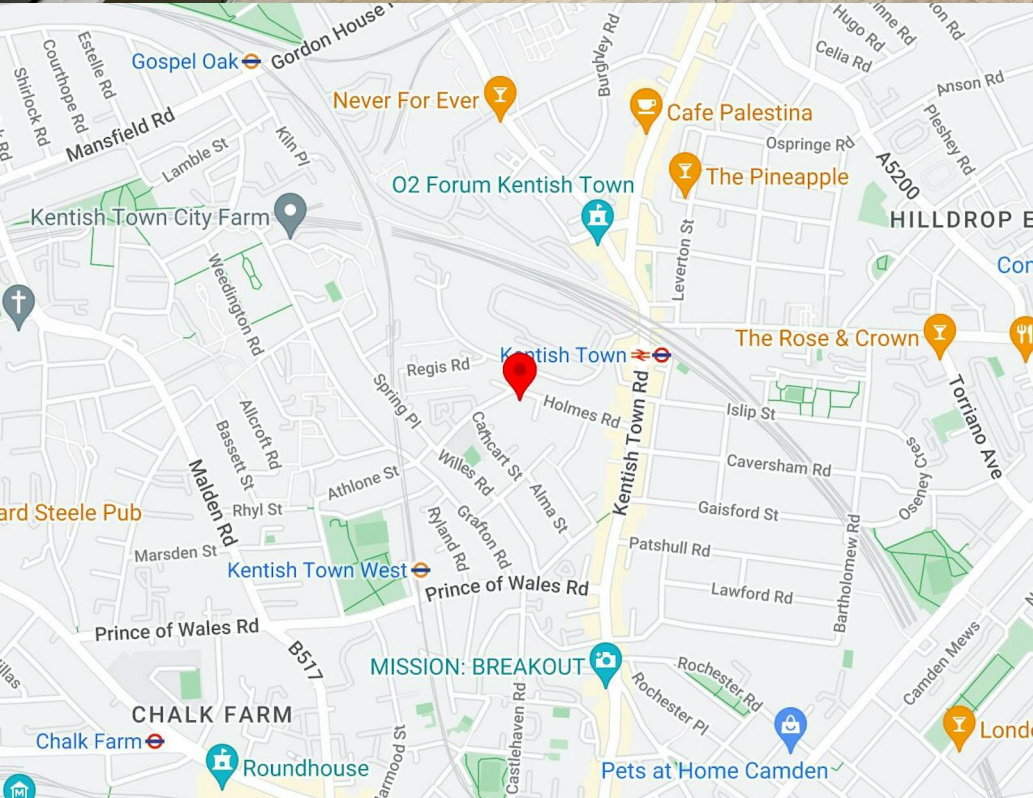
45 Holmes Studios is one of the most innovative and remarkable developments in Kentish Town with great travel links and popular restaurants and bars nearby. The commercial units benefits from excellent floor to ceiling heights in excess of 3.5 metres.

The space benefits from air-conditioning, a concierge, secure bike storage, kitchen, WC & Shower Facilities, CCTV and 300Mb internet access via Wibre.

Suitable for short or long term leasing.

## Location

The property is situated on the southern side of Holmes Road, approximately 50m from its junction with Kentish Town Road, and 100m from Kentish Town Underground Station. Kentish Town is very well connected by public transport. The underground station provides Northern Line services whilst Thameslink services connect to the heart of the City in just over 10 minutes. Kentish Town West overground station is a two minute walk from the property and provides an east-west link to locations including Stratford and Richmond.







# Availability

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**Lease** New Lease

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**Rent** £39,500 per annum

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**Rates** £16,467 per annum

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**Service Charge** On application

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**VAT** Applicable

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**EPC** B (33)

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# Contact

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## Ethan Shine

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ethan@forestrealestate.co.uk

## Cormac Sears

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## North West London Office

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01923 911 007

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18a Victoria Park Square, London, E2 9PB

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[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)

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