

77 FORTRESS ROAD

KENTISH TOWN, NW5 1AG

FOREST
REAL ESTATE

TO LET

2,840 SQ FT

Open plan office space suitable for a variety of occupiers under use class E.

Key Features

- 1 parking space
- Use class E
- Gas heating
- Communal loading area
- No VAT
- Open plan
- 3m ceiling heights
- Private Kitchenette
- Wooden flooring

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Description

Forest Real Estate are now marketing this rustic office space located within in a quiet mews in Kentish Town.

This property is suitable for a variety of occupiers who fall with use class E, ranging from media, leisure occupiers and more.

The premises is largely open plan with wooden flooring and plenty of natural light wrapping round the building.

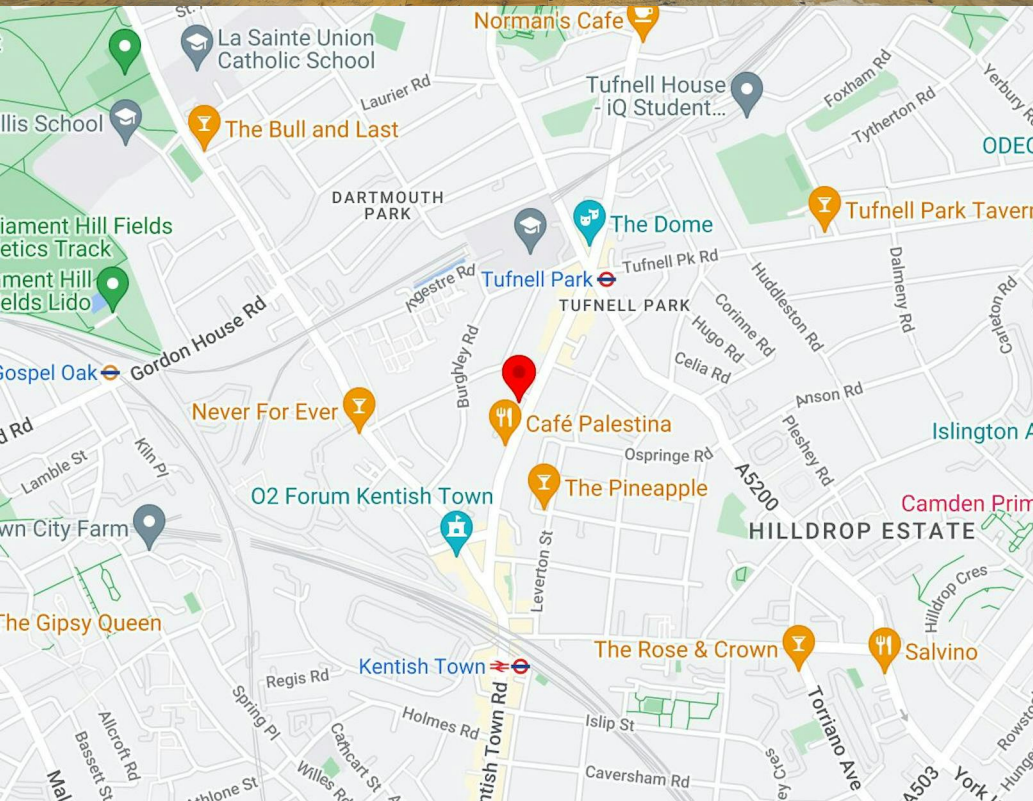
All users would also benefit from a kitchenette and two WCs, as well as a communal loading area.

There is one parking space included.

Location

This office is located within an 8 minute walk of Kentish Town Station and a 5 minute walk from Tufnell Park Station providing great access to the Northern line.

The vibrant area is surrounded by a number of bars, café's, and restaurants and other amenities.





Availability

Lease New Lease

Rent £80,940 per annum

Rates £19,710.50 per annum

Service Charge £5,822 per annum

VAT Not applicable

EPC D (89)

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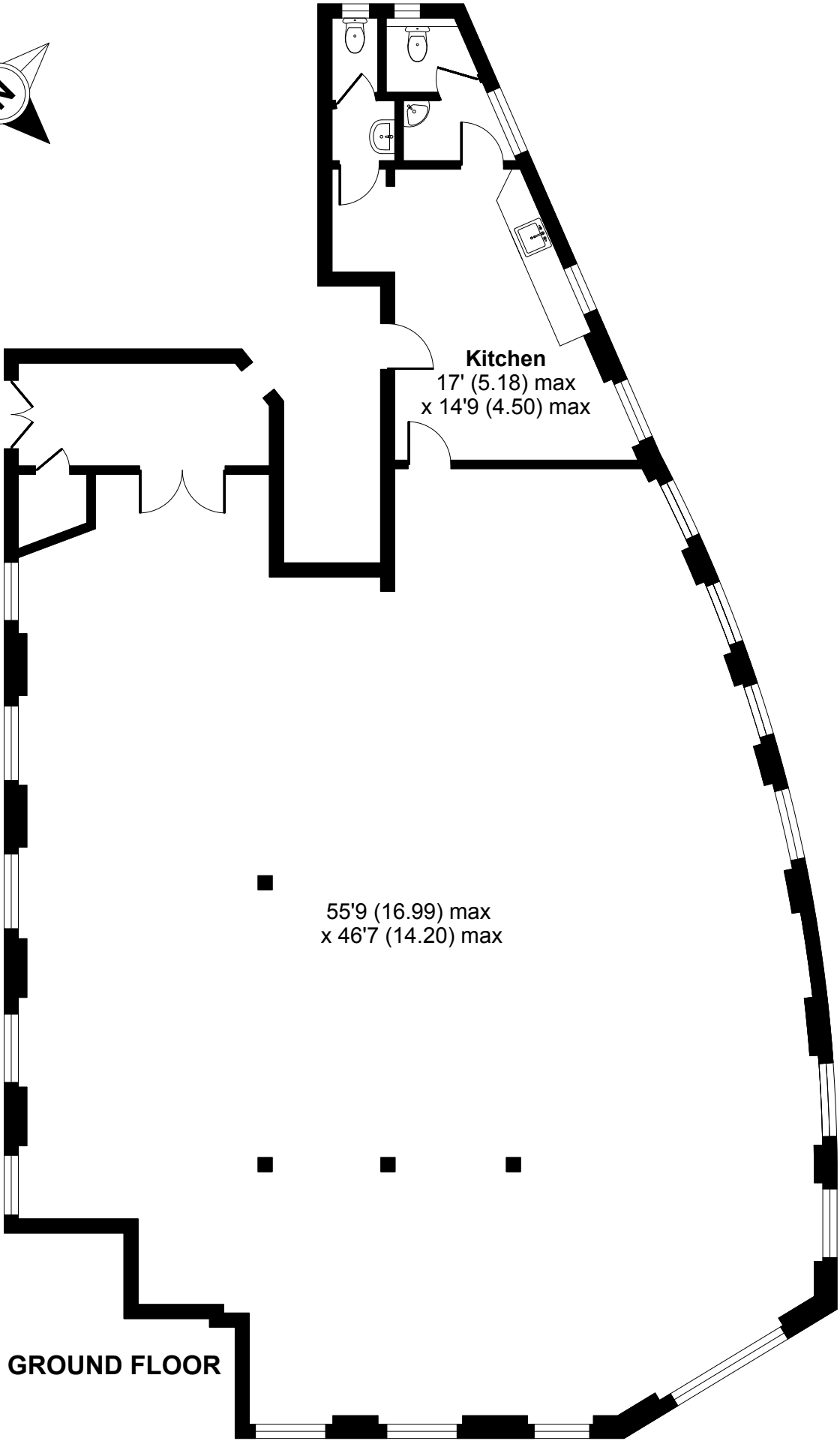
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For identification only - Not to scale



GROUND FLOOR

