



ROBERT IRVING BURNS



109 BARTHOLOMEW ROAD

LONDON, NW5 2BJ

DOVE COMMERCIAL CENTRE - UNIT 2

TO LET

BRIGHT STUDIO SPACE AVAILABLE
IN A CREATIVE BUSINESS HUB

SUITABLE FOR CLASS E
(OFFICES, RETAIL, MEDICAL, LEISURE ETC.)

690 SQ.FT

Description



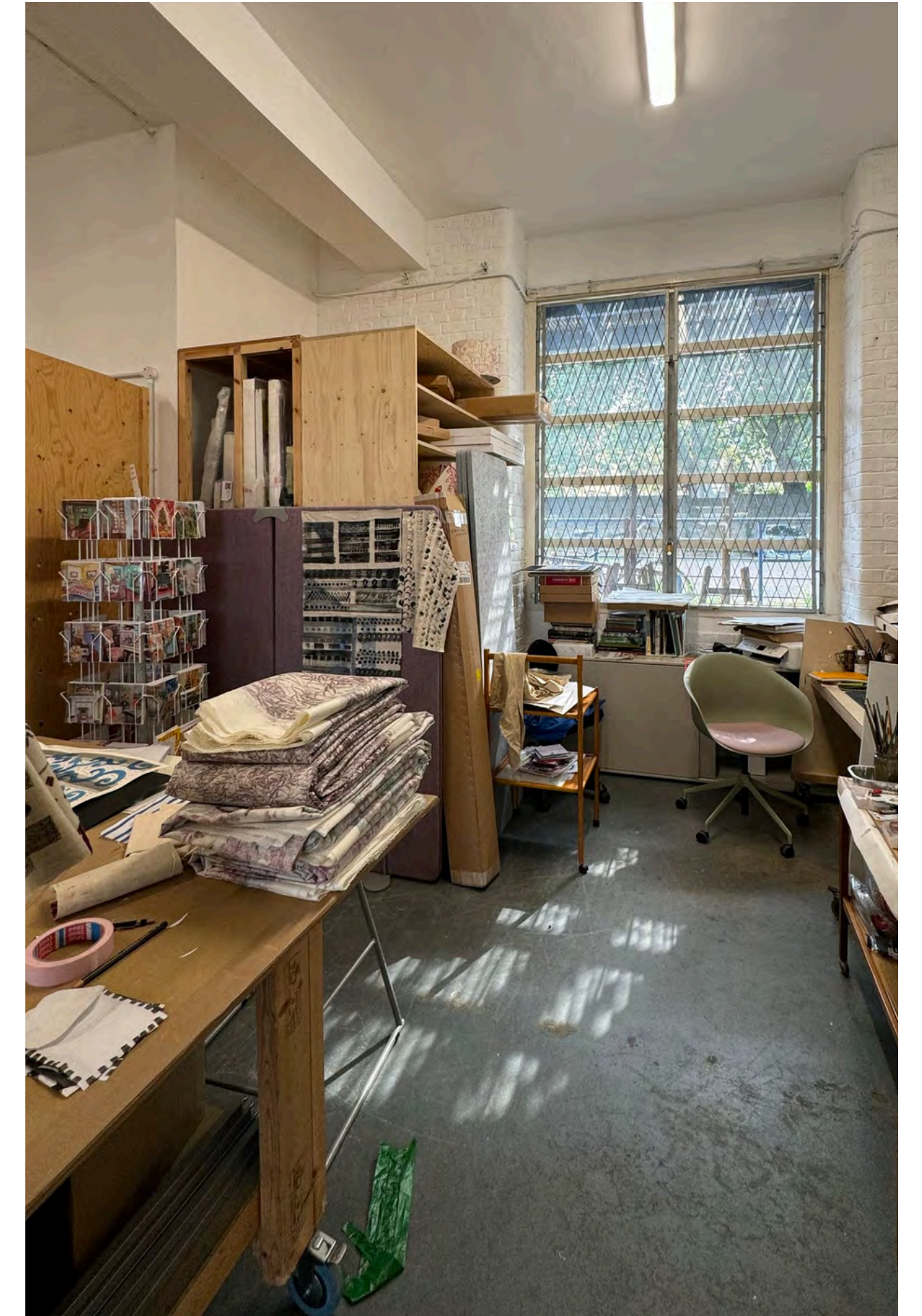
Description

This ground floor studio benefits from great front and rear natural light and access. There is a double door loading at the front pavement side and an internal WCs and basin area.

The unit further benefits from strip lighting, rear parking, wifi connection (not tested), vinyl flooring and built-in shelving.

Specification

- Kitchenette
- Communal Parking
- WC
- Great Natural Light
- Good Ceiling Height
- Industrial Feel
- Self-Contained



Location



Kossoffs



HealthyWealthy



The Assembly House



Rose & Crown

Location

[GOOGLE MAPS LINK](#)

The property is conveniently situated at the Dove Centre on Bartholomew Road a mixed commercial and residential location, within easy walking distance of Kentish Town (Northern Line) and Kentish Town West stations (London Overground). The area benefits from numerous amenities with Kentish Town Road High Street offering a number of cafés, shops, bars and restaurants which is short walking distance away.

109 BARTHOLOMEW ROAD

RIB

Accommodation

Net Internal Area

UNIT 2 64.1 SQM/ 690 SQFT

Floor	Unit 2
Total Size (sq.ft.)	690
Quoting Rent (p.a.) excl.	£22,425
Service Charge (p.a.)	TBC
Estimated Rates Payable (p.a.)	£6,362
Estimated Occupancy Cost excl. (p.a.)	£28,787

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 Full Repairing & Insuring Lease contracted outside the Landlord & Tenant Act 1954 is available direct from the Landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

The Lessee will be responsible for the Lessors legal fees.

EPC

The property has an EPC Rating of C - 69.

VAT

TBC.

FLOOR PLANS

Available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

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. August 2024



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