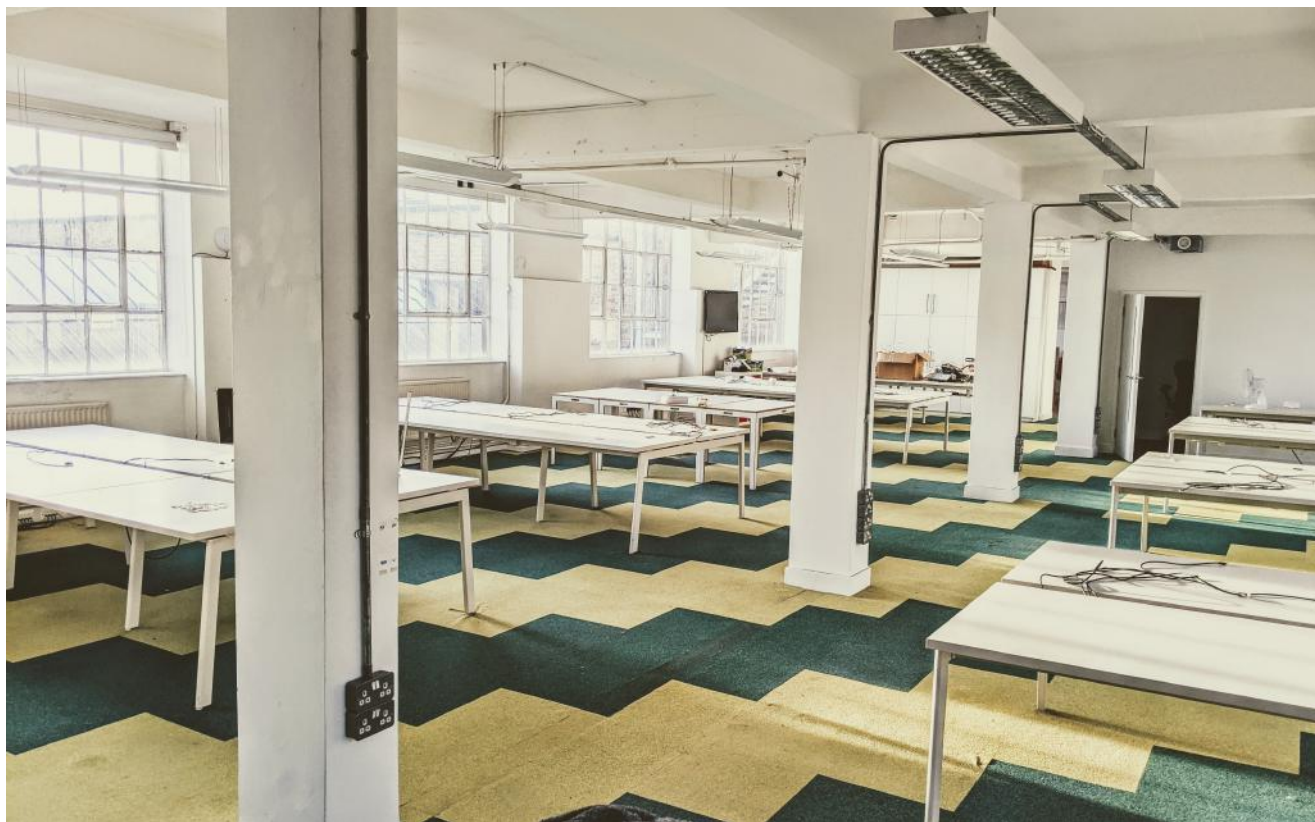


Unit 420, Highgate Studios

53-79 Highgate Road, London, NW5



MEDIA STYLE OFFICE TO LET | 3,605 sq ft



Location

Highgate Studios is located within easy walking distance to Kentish Town station (Northern Line & Thameslink), Tufnell Park (Northern Line) and Gospel Oak overground station.

The area surrounding the building is vibrant, with numerous bars and restaurants to choose from – including on-site Benugo and Pizza East.

Description

Highgate Studios are a collection of characterful Victorian warehouse spaces transformed into inspiring contemporary workspaces and studios, suitable for any size media and creative businesses.

Located on the 2nd floor of the building, Unit 420 offers excellent natural light and floor to ceiling height, a fully fitted kitchen, period features and air conditioning.

Highgate Studios provides 24 hour access and security with car parking available by separate arrangement.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	3,605	335
TOTAL (approx.)	3,605	335

*Measurement in terms of *GIA

Kentish Town

Kentish Town is filled with an abundance of character and history, from its own brewery situated under cobbled arches in Kentish Town West, to the O2 forum that has payed host to the likes of Van Morrison, The Killers, Noel Gallagher and Amy Winehouse.

The High Street is a mixture of national retail chains and independently owned shops, including a long-standing bookshop, several delis and organic food shops.

The area is also home to a large number of pubs, with many having won awards due to their excellent menu, ales and ambience.

Ray Walker, Partner

📞 020 7025 1399

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract May 2020

📞 020 7025 1399

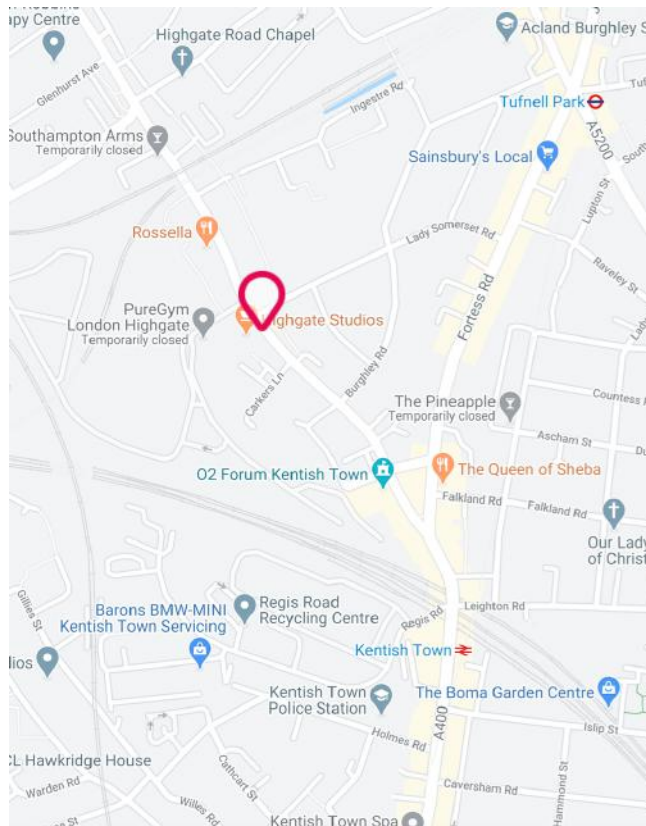
🏠 4 Golden Square London W1F 9HT

Unit 420, Highgate Studios

53-79 Highgate Road, London, NW5



MEDIA STYLE OFFICE TO LET | 3,605 sq ft



Terms

Tenure:	Leasehold
Lease:	Sublease or Assignment to August 2023, with a tenant's break in August 2021
Rent:	£28.00 per sq ft, excl.
Rates:	Estimated at £13.00 psf pa (2020/21)
Service Charge:	£6.00 per sq ft

Amenities

- 24 hour management
- On site café / meeting area
- Car parking (by arrangement)
- Creative location
- Excellent natural light
- Fitted kitchen
- Kentish Town, Tufnell Park & Gospel Oak stations nearby

Ray Walker, Partner

- 📞 020 7025 1399
- ✉️ rwalker@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract May 2020