

Compton

For Rent
**36-52 Fortess Grove
Kentish Town NW5**



An inspiring office development
situated in the characterful area of
Kentish Town, once the piano
manufacturing district of the world

For Rent

Size

2,983 - 20,699 Ft²

Rent

£39.50 - £47.50 per sq ft

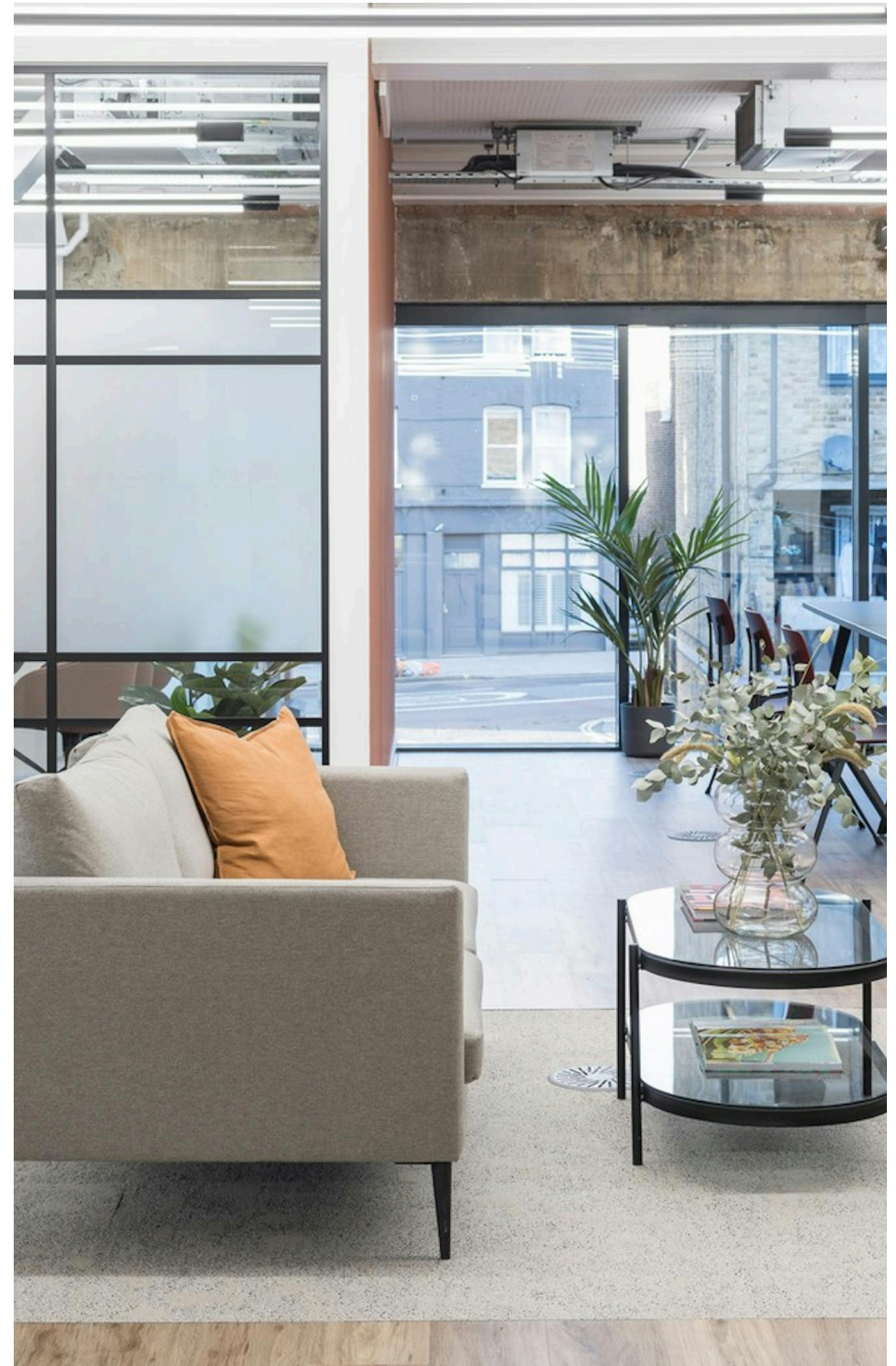
Fitout

Fitted. Various floors have been fitted, other floors can be fitted subject to terms.

Fortess Works
36-52 Fortess Grove
Kentish Town NW5

Description

The building has been sensitively reimagined to provide high quality, flexible and characterful office space for modern demands. It comprises of a bright and airy warehouse style workshop featuring floor to ceiling crittall style glazing and a contemporary two story extension featuring corten steel cladding with the addition of an attractive landscaped courtyard.



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Click to Play



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Workshop

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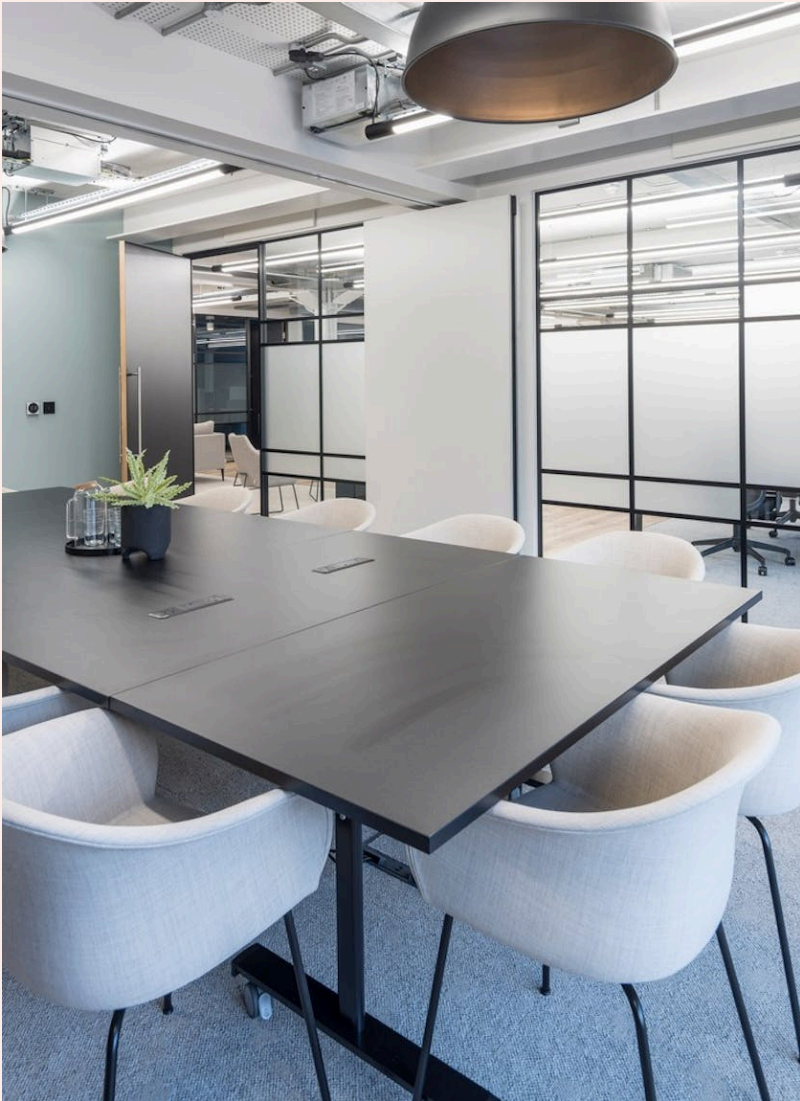
Studio Fitted



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Studio Fitted



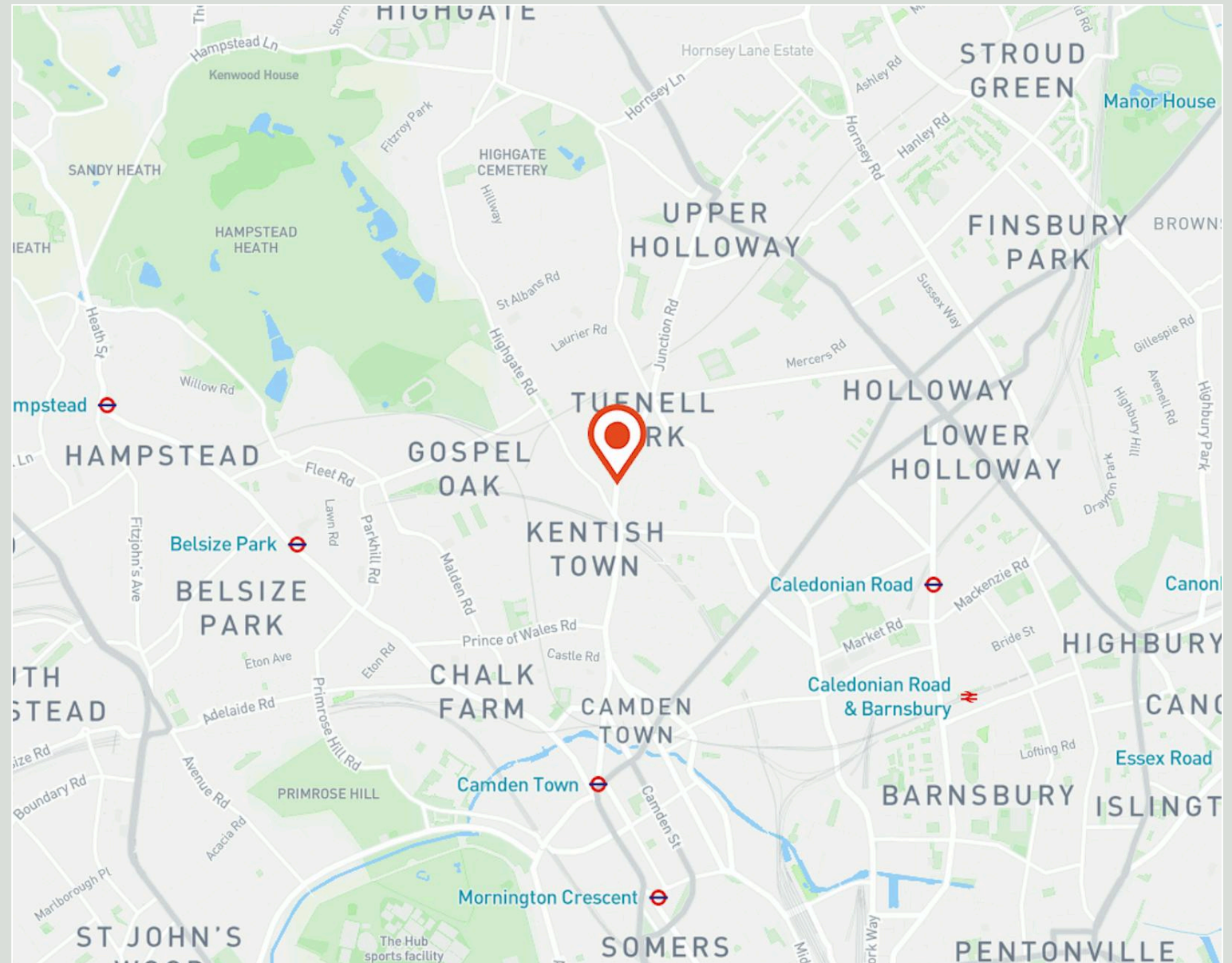
Studio Fitted

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Location

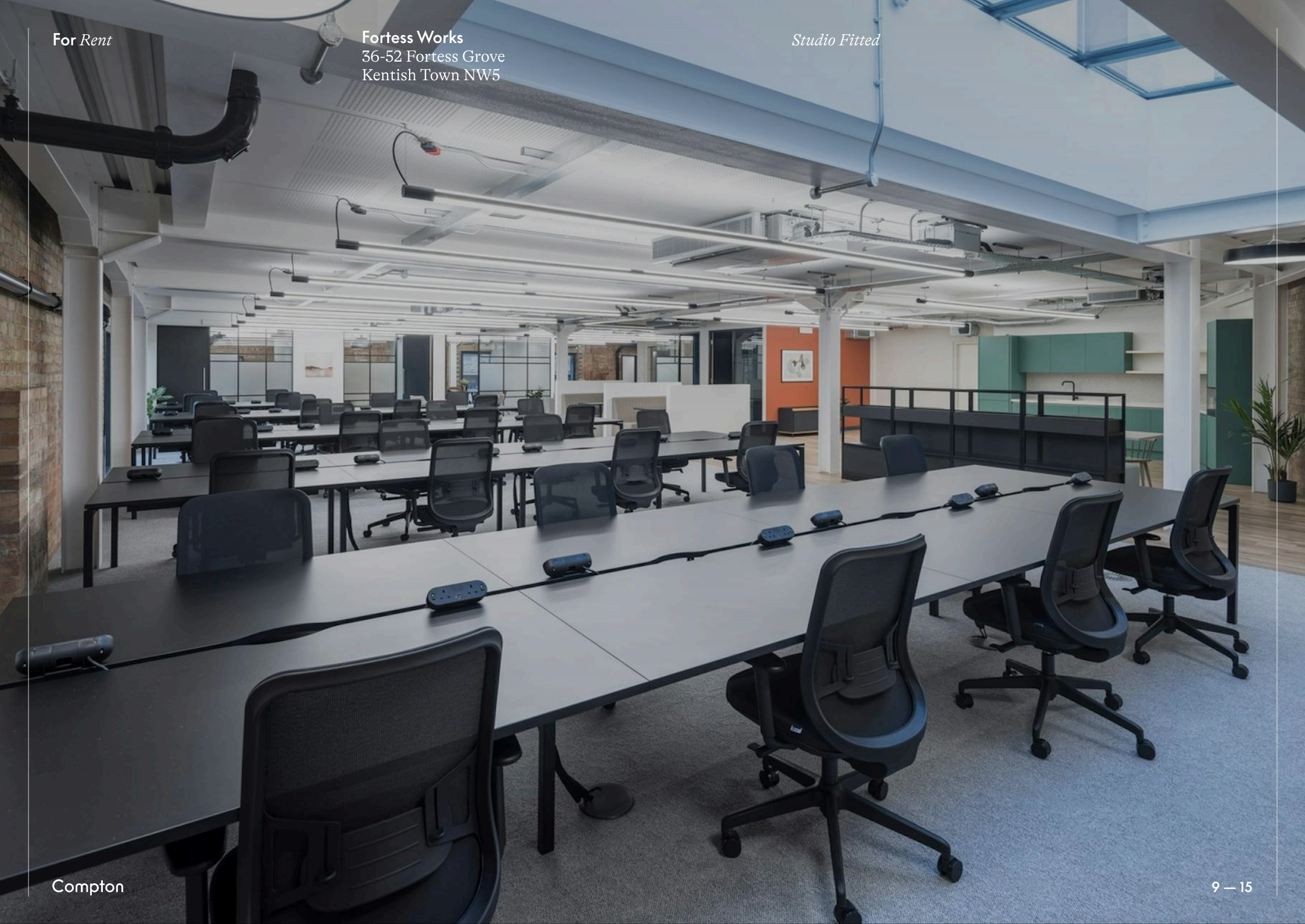
Kentish Town is a lively neighbourhood with an autonomous and individual spirit. It hosts a rich mix of independent outlets, including; cafes, restaurants, health & wellbeing, destination bars, pubs and famous music venues. And with the benefit of some of London's premier parks on its door step, Kentish Town provides office workers with an abundance of places to relax and rejuvenate from city life, whilst enjoying the connectivity and energy of zone two.



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Studio Fitted

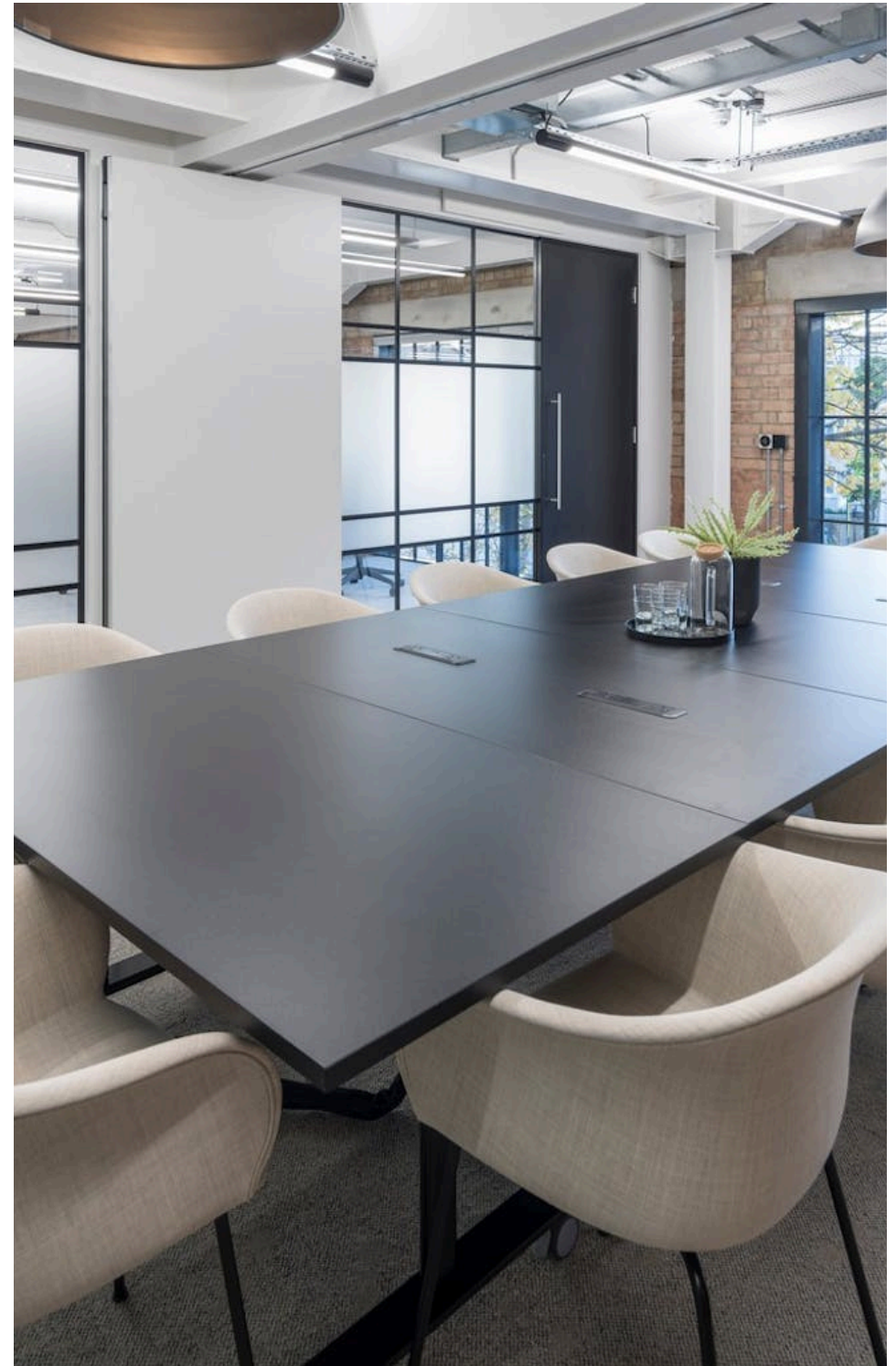


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Amenities

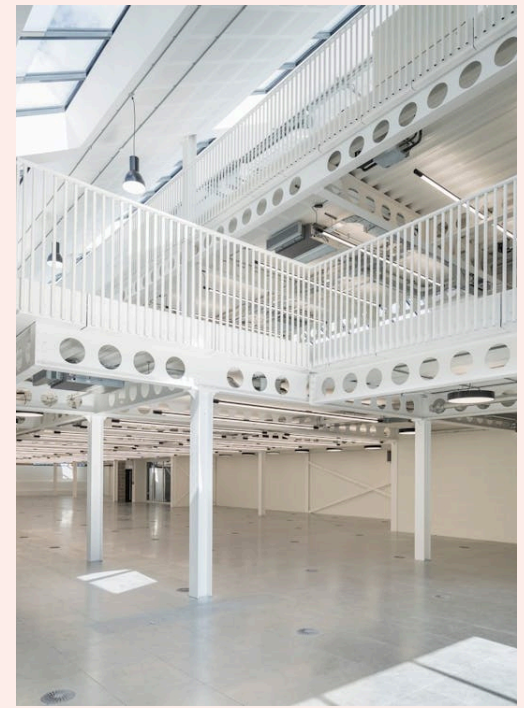
- 2nd floor in Studio offered on a fully-fitted basis
- 2nd floor fit-out includes 2 meeting rooms, 28 desks, 1 teapoint, 1 breakout area, 2 x zoom rooms & 1 meeting booth
- Triple height reception to Workshop
- Private ground floor courtyard
- 4 showers, 36 cycle spaces & storage lockers



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Workshop



Workshop

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Availability

Name	Sq Ft	Sq M	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
2nd - Workshop	3,098	287.81	£39.50	£14	£4.94	£15,087.26	£181,047.12	Available
1st - Workshop	6,614	614.46	£39.50	£14	£4.94	£32,210.18	£386,522.16	Available
Ground - Workshop	8,004	743.60	£39.50	£14	£4.94	£38,979.48	£467,753.76	Available
2nd - Studio (Fitted)	2,983	277.13	£47.50	£14	£4.94	£16,515.88	£198,190.52	Under Offer
1st - Studio (Fitted)	3,714	345.04	-	n/a	n/a	-	-	Let
Ground - Studio	3,743	347.74	-	n/a	n/a	-	-	Let
Total	28,156	2,615.78	£41.50	£14	£4.94	£102,792.80	£1,233,513.56	

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Developer

CBRE Investment Management

Content

Watch the Film
(click button)



Lease Term

New full repairing and insuring lease for a term by arrangement direct from the Landlord

VAT

This property is elected for VAT

Possession

Available

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

London Borough of Camden

Tenure

New Lease

Availability



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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