



## The Maple Building, 39-51 Highgate Road, London, NW5 1RT

930 SQ FT | 2,770 SQ FT | 3,700 SQ FT CLASS E UNITS TO LET

Available as a whole or individual units

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	930 to 3,700 sq ft / 86.40 to 343.74 sq m
<b>Rent</b>	£32.50 per sq ft
<b>Service Charge</b>	£7.64 per sq ft
<b>Rates Payable</b>	£6.22 per sq ft

### Key Points

- No VAT payable
- Excellent floor to ceiling height
- Self contained entrance
- Modern reception with concierge
- Air conditioning throughout
- On site cycle parking included
- Excellent natural light
- Car parking available

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Rates Payable	£6.22 per sq ft
Service Charge	£7.64 per sq ft
Car Parking	Parking available. Details and rent on application.
VAT	Not applicable. Non VAT elected building
EPC Rating	C

## Description

The Maple Building is a striking ex warehouse building which was converted to residential.

The ground and lower ground floors are commercial use with a mix of existing occupiers.

The available space comprises 930 sq ft and 2,770 sq ft of self contained space on the lower ground floor.

Class E premises open to a variety of users.

## Location

The Maple Building is located on the West side of Highgate Road, a short walk from Kentish Town station (Northern line and Thameslink national rail).

Kentish Town is a vibrant area of London with many amenities including an eclectic mix of food and beverage operators.

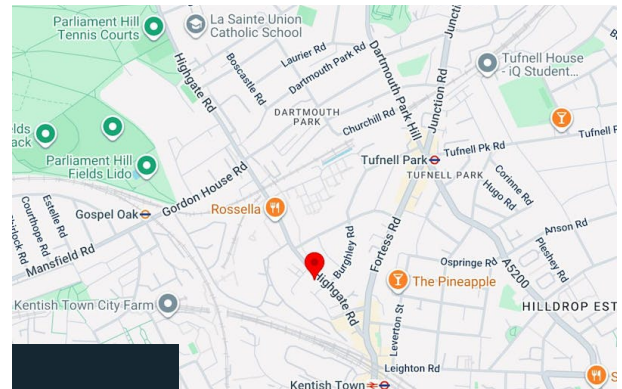
## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year
Ground	<b>UNDER OFFER</b>						
Lower Ground	930	£32.50	£6.02	£7.64	£46.16	£3,577.40	£42,928.80
Lower Ground	2,770	£32.50	£6.41	£7.64	£46.55	£10,745.29	£128,943.50

## Terms

New lease(s) direct from the Landlord for a term by arrangement - flexible lease terms available.



## Viewing & Further Information



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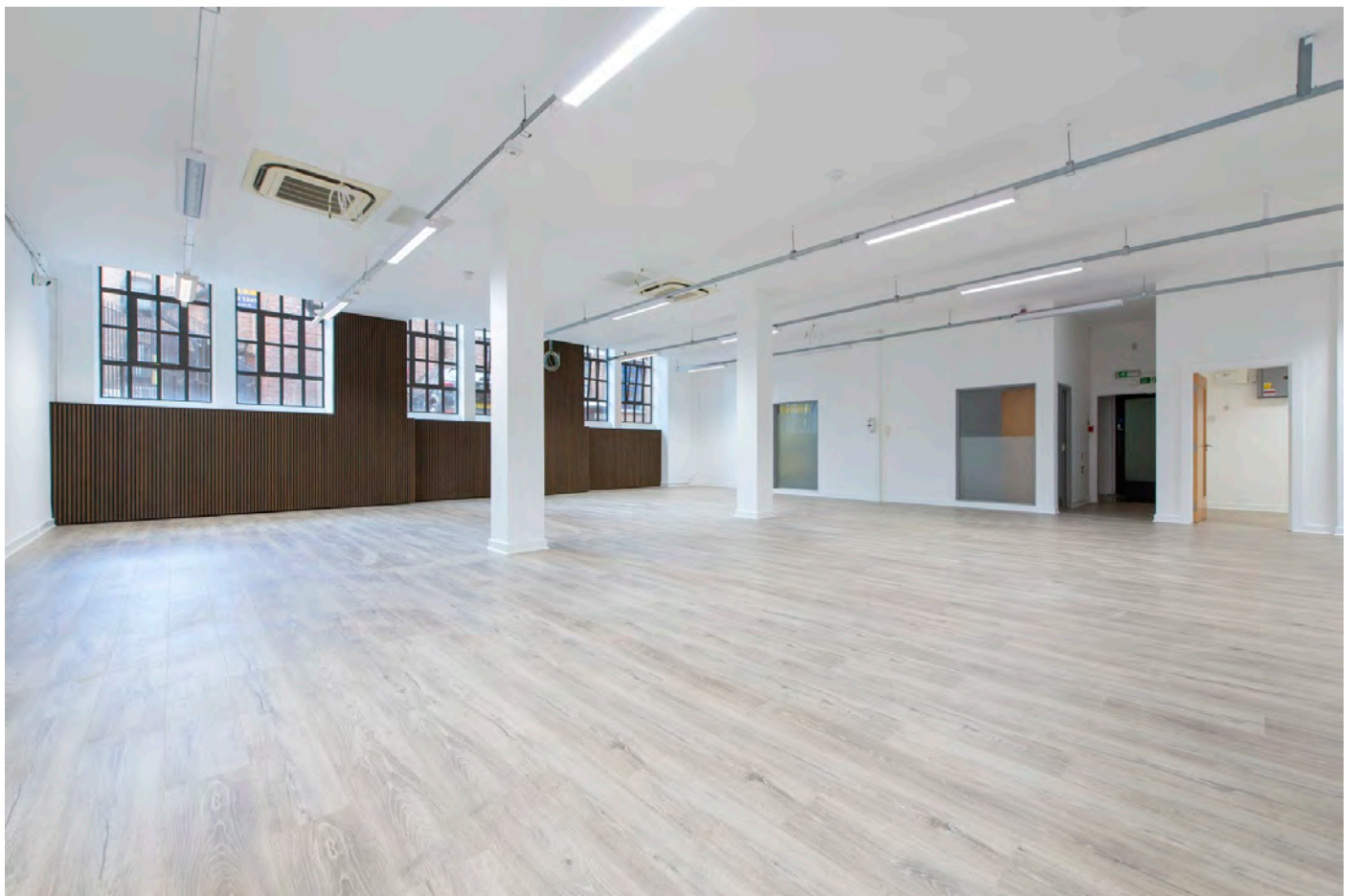
**Lower Ground Floor - 930 sq ft**



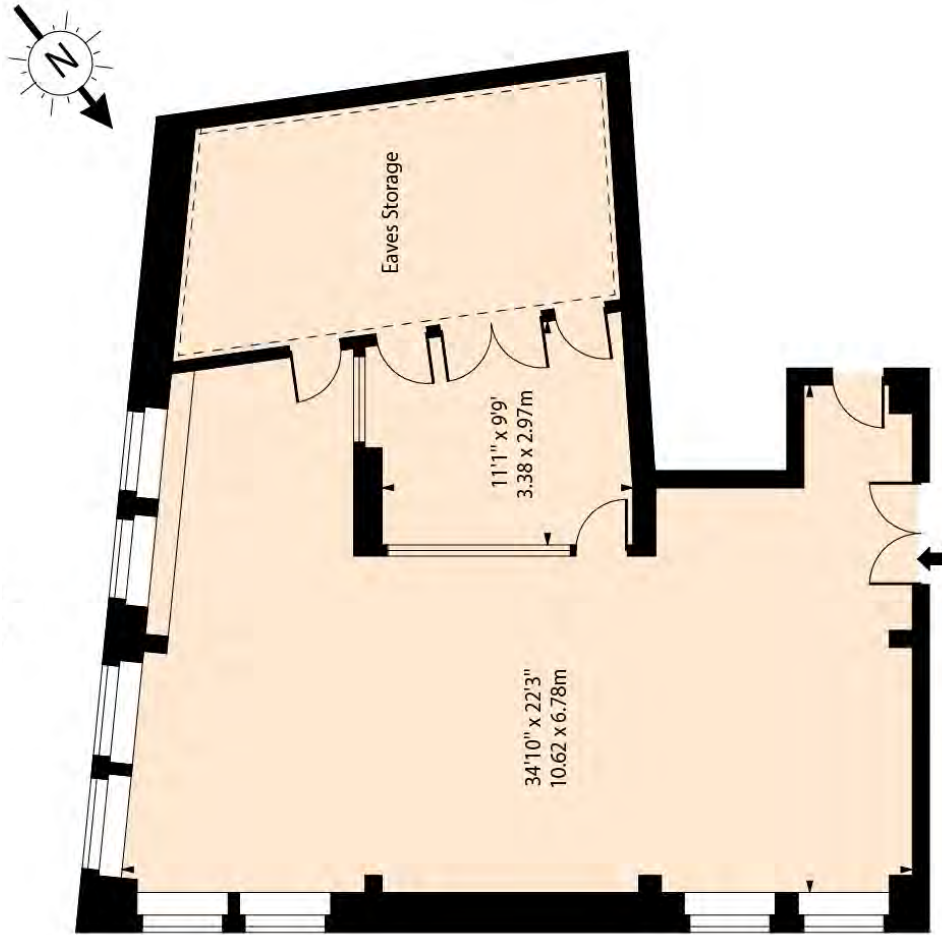
**Lower Ground Floor - 930 sq ft**



**Lower Ground Floor - 2,770 sq ft**



**Lower Ground Floor - 2,770 sq ft**



**Lower Ground Floor - 930 sq ft**



**Lower Ground Floor - 2,770 sq ft**