

TO LET

WAREHOUSE / INDUSTRIAL
UNIT, KENTISH TOWN,
LONDON NW5

42,265 ft² on 1.56 acres

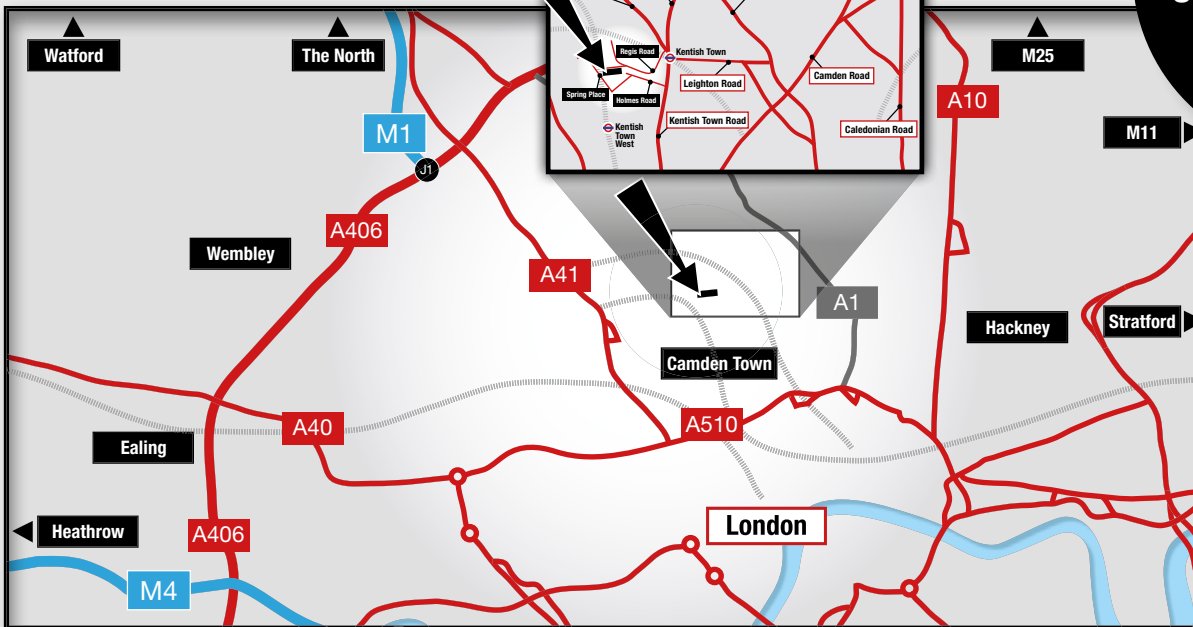
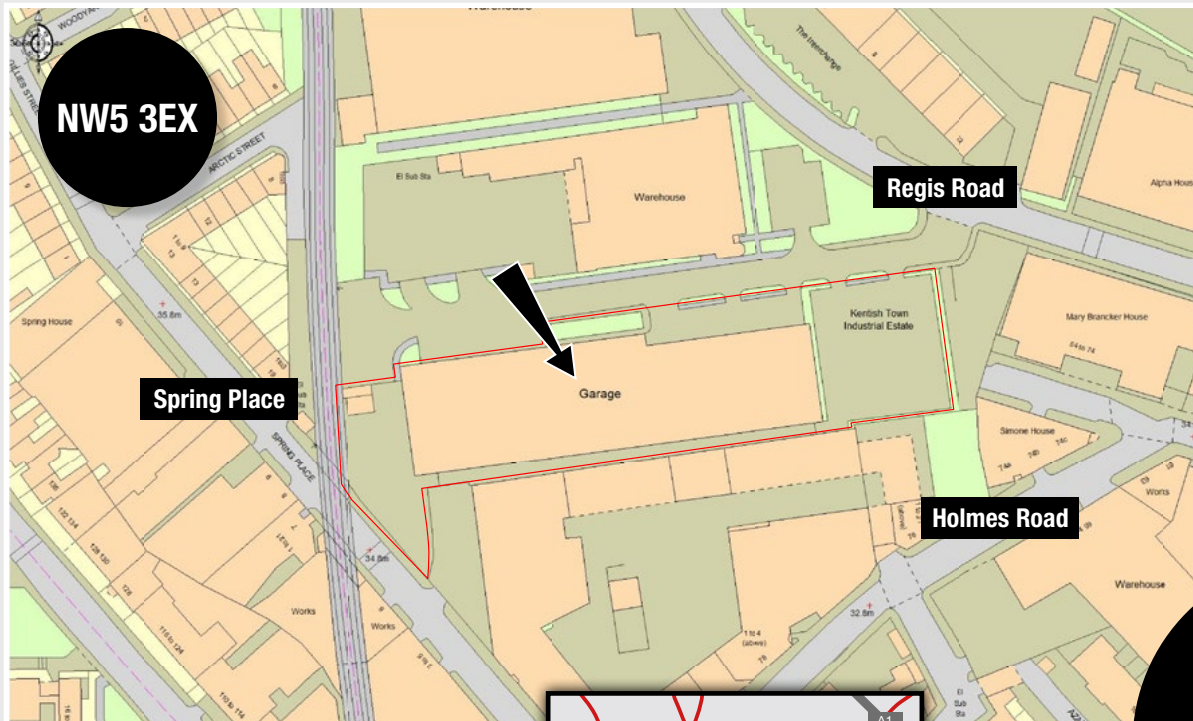
**1 Browns Lane, Regis Road,
LONDON NW5 3EX**

- > Currently used as a vehicle workshop/
prep centre
- > Substantial accommodation and surfaced
external areas
- > Urban location within popular North London
residential suburb
- > Clear potential for conversion to urban
logistics and warehousing use
- > Available immediately on flexible lease terms
- > Within 400m of Kentish Town underground
and railway station

L A T I T U D E
REAL ESTATE

**LESS THAN
£15PSF
FOR A SHORT
LEASE**





what3words
 stays.filled.effort

Location

The property is situated within the heart of Kentish Town in the London Borough of Camden, approximately three miles north of central London.

Junction 1 of the M1 motorway is approximately 5.4 miles to the northwest.

The property is positioned within a thriving mixed-use environment.

Connectivity

LOCATION	MILES 🚗
Kentish Town Station	0.3 Miles
Kentish Town West Station	0.8 Miles
Camden Town	1.4 Miles
Central London (Trafalgar Square)	3.7 Miles
North Circular Road @ Brent Cross	4.9 Miles
M1-J1	5.4 Miles
M25-J25	11.6 Miles
London City Airport	20 Miles



Description

A rectangular-shaped steel portal frame building, until recently used as a BMW and MINI service centre.

The property is predominantly single storey, with a service centre to its eastern end (with a minimum eaves height of 4.2m) and a workshop to the eastern end (with a minimum eaves height of 5.0m). The central area of the building is predominantly two-storey, with a glazed showroom to the front and a range of offices, amenity and storage areas to the remainder.

The property is clad in profile metal and features a dual-pitched roof with inset rooflights and vents.

Externally, there is a large car park to the eastern end, finished to tarmac, some additional spaces to the front of the building and a self-contained yard to the western end which also accommodates a small dual-bay valet building. We estimate there to be capacity for more than 100 vehicles in total. The site coverage is in the order of 50%.

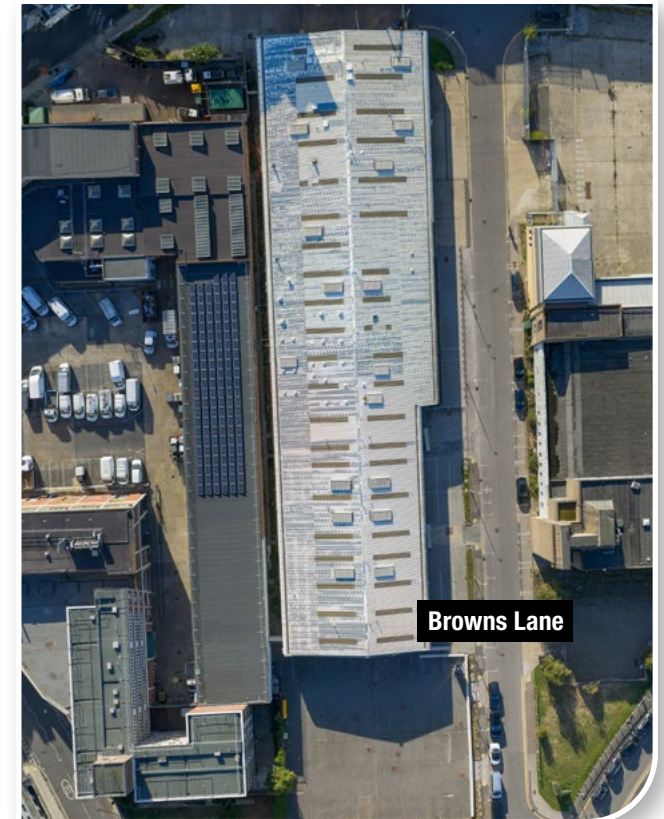
There are presently workshop ramps and various furnishings in situ which can be removed if not required by the tenant. Equally, much of the central office and storage functions can be altered or removed should a tenant require additional warehouse / workshop space.

Site Area

The property has a total site area of 0.63ha / 1.56 acres.

Floor Areas

	SQ M	SQ FT
Ground Floor (Showroom, Workshops, Offices, Storage & Ancillary)	3,078.5	33,136
First Floor	672.2	7,235
Mezzanine	103.1	1,110
Valet (standalone)	72.8	784
GIA	3,926.6	42,265
External Parking		105



Tenure

The property is held freehold but is available by way of a new flexible lease (see Terms, overleaf).

Rating Assessment

Description - Workshop & Premises
Rateable Value £500,000 (1st April 2023).

Services

We understand all mains services are available to the property.

Planning

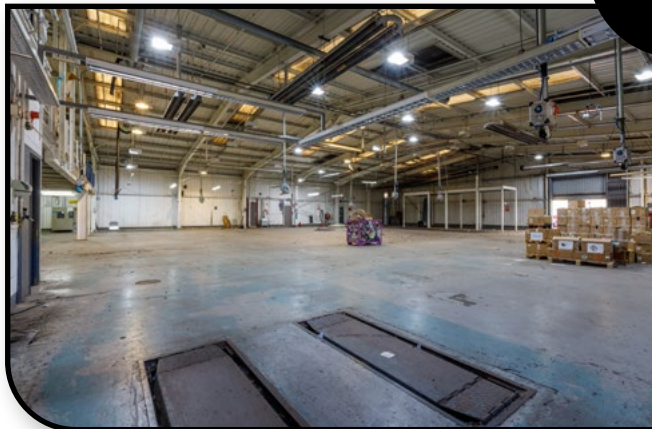
The property has planning permission for its existing (B2) use. We consider the prospects for securing a temporary planning permission for B8 use to be realistic.

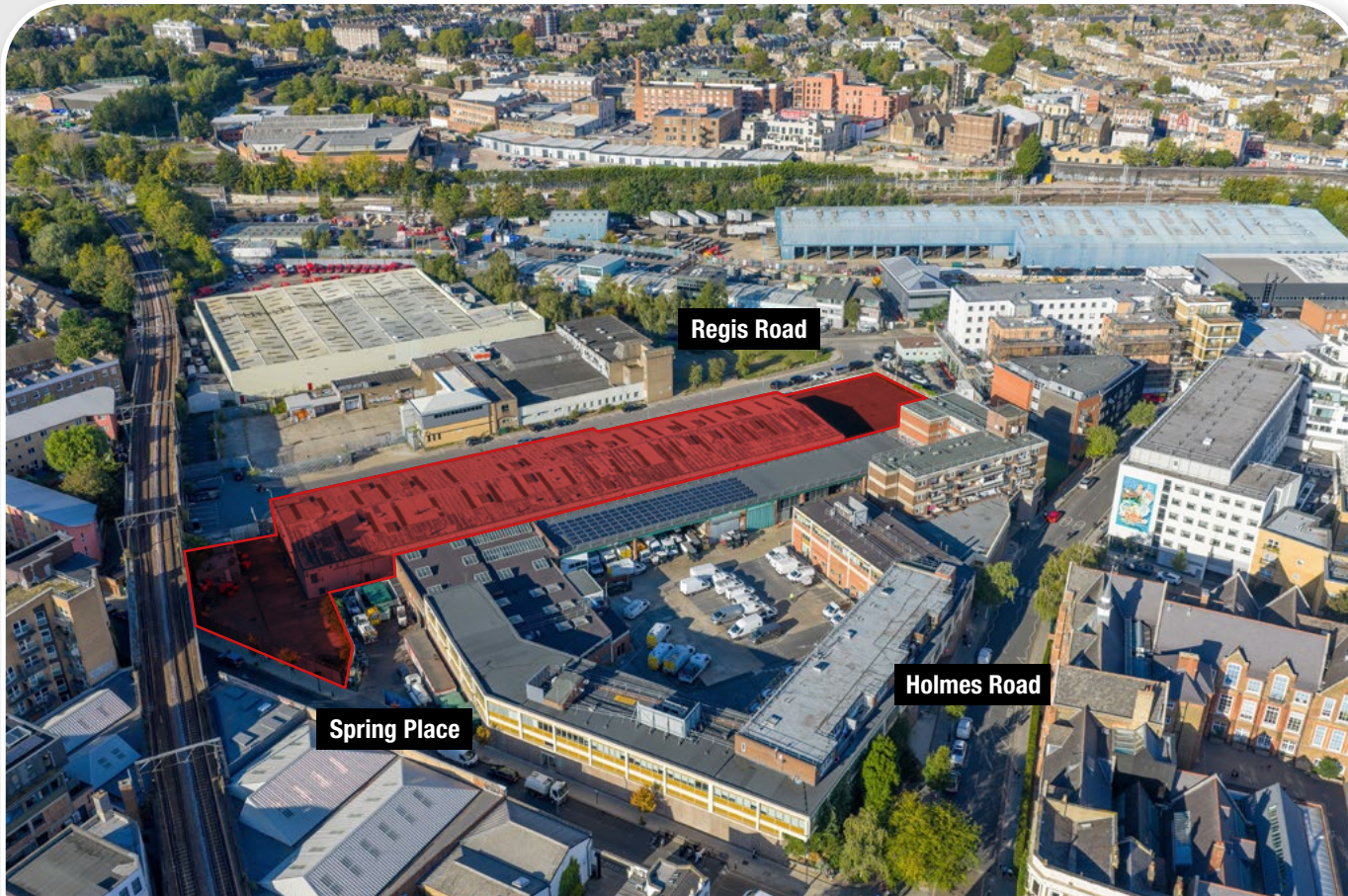
EPC

The property has a current energy rating of E (125) from 18th January 2023.



NW5 3EX





Terms

A new flexible lease of up to five years (with rolling breaks from the end of year three). In view of the relatively short term, the property is being offered at a materially discounted rent of £595,000 per annum / £14.08 psf with an initial three months' rent free.

VAT

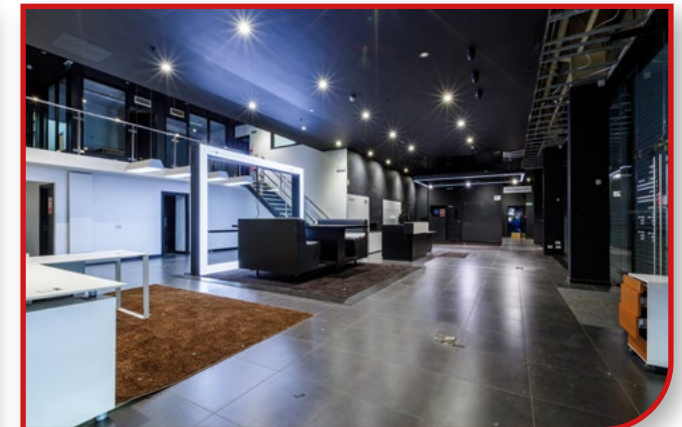
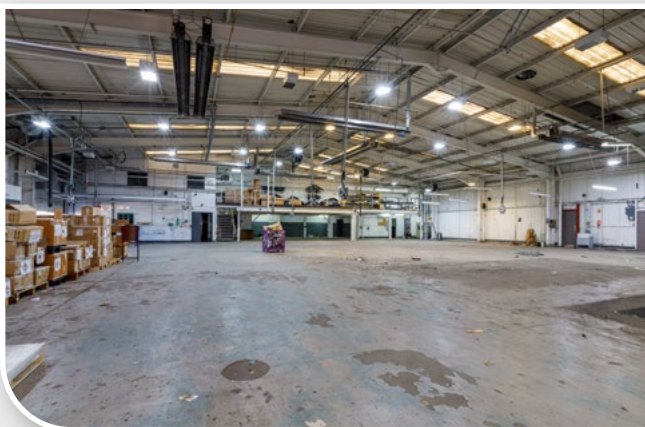
The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.





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