

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

Fortess Works
36-52 Fortess Grove
Kentish Town NW5

Size

17,716 Ft²

Rent

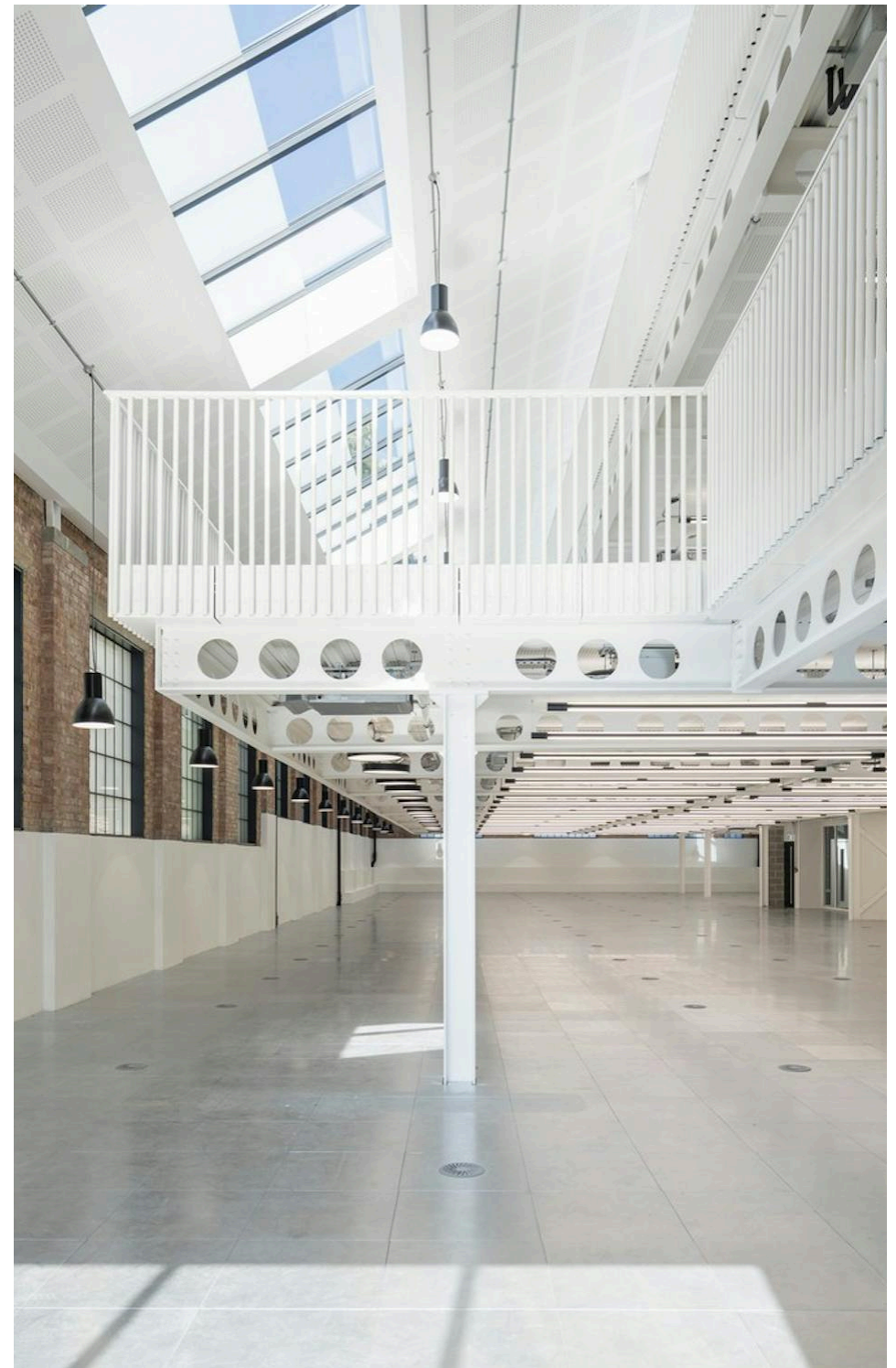
£39.50 per sq ft

Fitout

Not Fitted. Can be fitted, subject to terms

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

Size

17,716 Ft²

Rent

£39.50 per sq ft

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Workshop



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Workshop



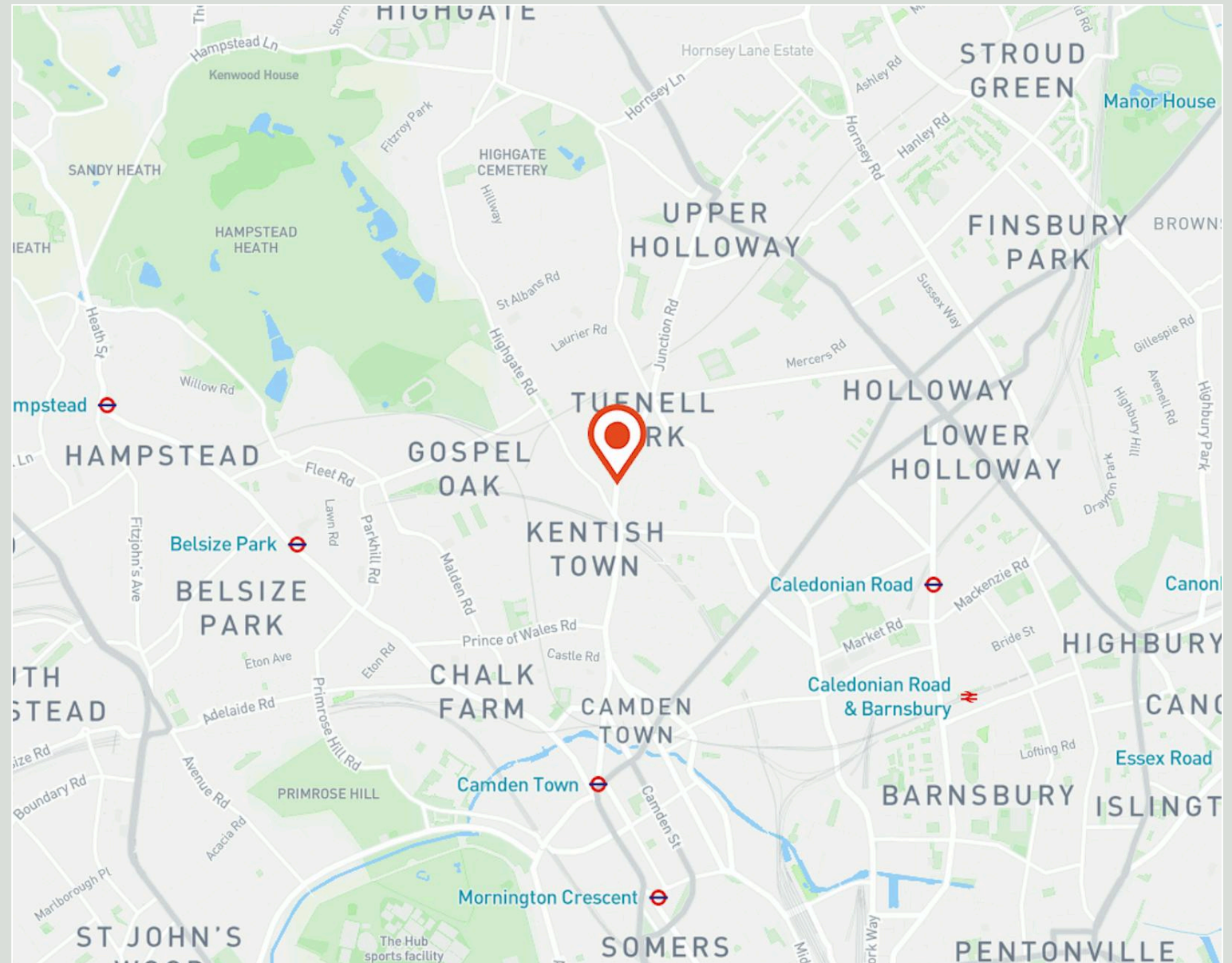
Workshop

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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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Building Exterior

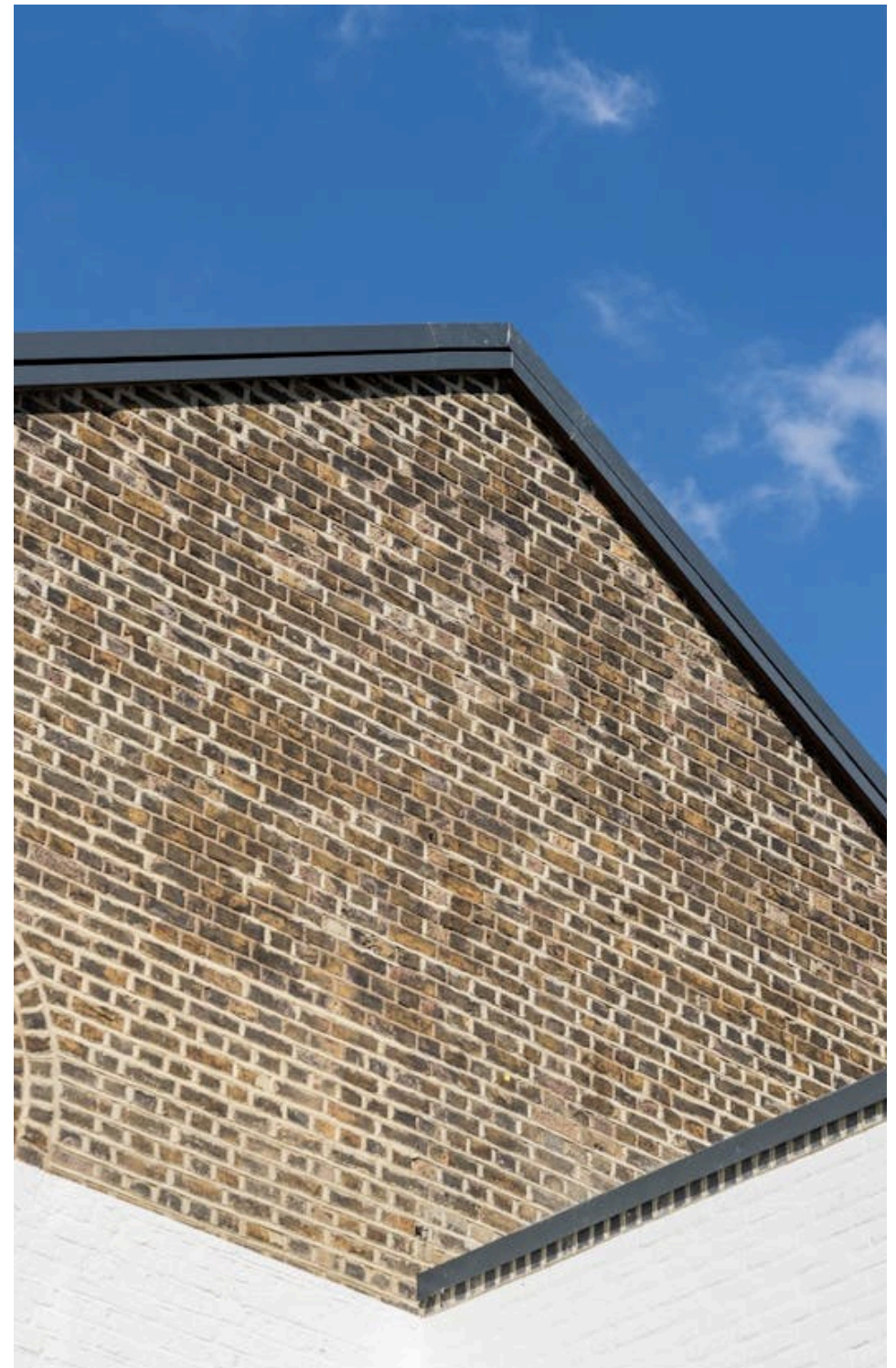


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Amenities

- Triple height reception to Workshop
- Ground floor courtyard
- 4 showers, 36 cycle spaces & storage lockers
- Flexible terms available



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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	-	n/a	n/a	-	-	Let
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	£39.50	£14	£4.94	£86,276.92	£1,035,323.04	

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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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