

**OFFICE SPACE TO LET**  
**LEIGHTON ROAD, LONDON NW5**



<b>LOCATION:</b>	The property provides an excellent situation being located on Leighton Road, a quiet road off the A400 Kentish Town Road. The property is well served by public transport being within walking distance of Kentish Town Road station, which provides access to LRT Northern Line, and in turn to the West End and City. Kentish Town station also provides national rail services via First Capital Connect Thames link services.
<b>THE PROPERTY:</b>	The Property comprises of ground floor office building Fully re-furbished to a very high standard self-contained with its own kitchen and WC on the same level.
<b>EPC:</b>	EPC is rated at 108 which equates to level E
<b>USAGE:</b>	Any usage within Class B1/Possible D1 of the Town & Country User Classes) Order 1987
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs incurred in the transaction
<b>PRICE:</b>	£40 Sq. Ft + share of bill + Business Rates



**AMENITIES:**

*W. C's  
Kitchen Area  
Three Phase Electricity  
Intruder and Fire Alarm System  
Central Heating  
24 Hour Access  
Air Conditioning*

**VIEWING:** Only by appointment through the sole Agents  
as below:

Metin Yildirim  
Salter Rex LLP  
Chartered Surveyors & Estate Agents  
Crown House  
265/267 Kentish Town Road  
London NW5 2TP

Tel: 020 7267 2071 (Main Switchboard)  
Fax: 020 7485 8488

**MISREPRESENTATION ACT 1967**

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