



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

930 SQ FT | 1,190 SQ FT | 2,770 SQ FT | 4,890 SQ FT CLASS E
UNITS TO LET

Available as a whole or individual units

- Class E premises - various uses considered
- Fantastic natural light throughout
- Self contained entrances
- 24/7 access and security
- Excellent floor to ceiling height throughout
- Parking available via separate negotiation
- Elegant reception area with 24/7 dedicated concierge
- Bike store

Overview.

930 SQ FT | 1,190 SQ FT | 2,770 SQ FT | 4,890 SQ FT CLASS E
 UNITS TO LET Available as a whole or individual units

The Maple Building is a striking ex warehouse building which was converted to residential. The ground and lower ground floors provide commercial use with a mix of occupiers. The available space comprises 1,190 sq ft on the ground floor (**now under offer**) and 3,700 sq ft on the lower ground floor, which can be taken as two individual units of 930 sq ft and 2,770 sq ft respectively. 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	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year
Ground	1,190		UNDER OFFER					
Lower Ground	930		UNDER OFFER					
Lower Ground	2,770	257.34	£32.50	£6.41	£7.64	£46.55	£10,745.29	£128,943.50
Total	3700	343.74	£32.50	£6.22	£7.64	£46.36	£14,322.69	£171,872.30

Terms.

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

Contact.



Richard Humphreys
 +44 (0)7770 755415
 rhumphreys@g-h.co.uk



Bailey Crouch
 +44 (0)7901 229626
 bc@lorenzconsultancy.com

Andrew Knights
 +44 (0)7825 742853
 ak@lorenzconsultancy.com



The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 20/03/2025



Lower Ground Floor



Lower Ground Floor

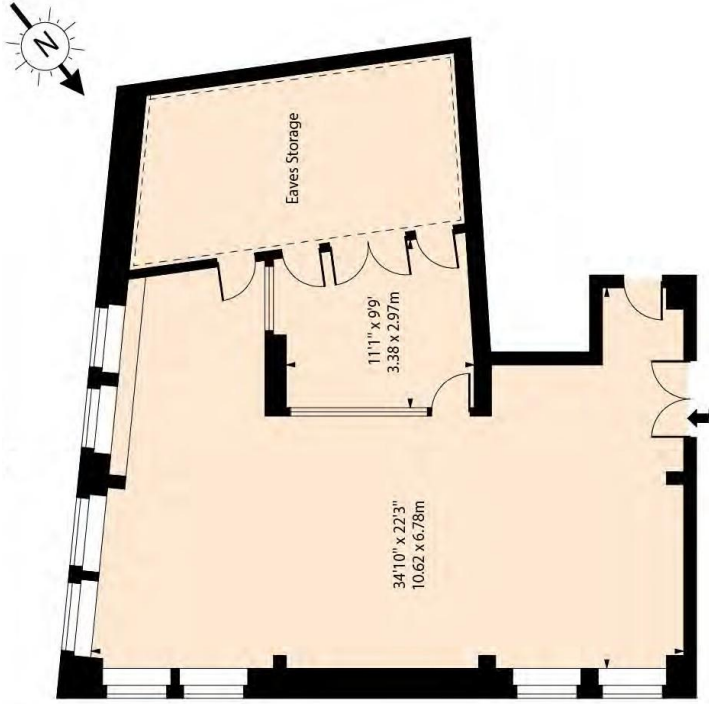


Lower Ground Floor



Lower Ground Floor

Lower Ground Floor Plans



Lower Ground Floor - 930 sq ft



Lower Ground Floor - 2,770 sq ft