



AMAZING OPPORTUNITY IN NW3!

The Bakery, 4A Fleet Road, London, NW3 2QS
THE BAKERY - TO LET
 Amazing opportunity to occupy stunning warehouse style office space

Summary

Tenure	To Let
Available Size	3,160 sq ft / 293.57 sq m
Rent	£120,000 per annum
Service Charge	N/A
Rates Payable	£11.98 per sq ft 2025/26
EPC Rating	B (50)

Key Points

- Exposed brickwork
- New LED lighting
- Private roof terrace
- Bike racks and shower
- New triple glazing
- Internal courtyard
- One car parking space
- Fully cabled

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Rent	£120,000 per annum
Rates Payable	£11.98 per sq ft 2025/26
Service Charge	N/A
Car Parking	Included in annual rent
VAT	Not applicable
Legal Fees	To be confirmed
EPC Rating	B (50)

Description

The Bakery, a stunning warehouse style office building with amazing floor to ceiling heights, is arranged over ground and first floors, with an open mezzanine, roof terrace and private courtyard for access and parking.

The property has been substantially refurbished with new air-conditioning, new triple glazed windows, new LED lighting and new data cabling.

Providing open plan accommodation with exposed brickwork and excellent natural daylight throughout.

In addition there is level access, a DDA compliant WC, end of trip facilities (bike racks and showers). There is also one car parking space in the courtyard.

Location

The property is located in South End Green where Camden, Kentish Town and Belsize Park meet.

The property is a 6-7 minute walk to Belsize Park station (northern line) and also Gospel Oak and Hampstead Heath overground stations.

South End Green has a vibrant village feel, boasting a wide variety of amenities including Gail's, Karma Bread, M&S Simply Food, Starbucks, Daunt Books, Mimmo La Bufala and Euphorium Bakery.

Accommodation

The self-contained accommodation comprises the following floor areas:

Name	sq ft	sq m	Availability
1st	1,250	116.13	Available
Mezzanine	410	38.09	Available
Ground	1,500	139.35	Available
Total	3,160	293.57	

Specification

- New air-conditioning
- New LED lighting
- New fire alarm
- New data cabling
- New triple glazed windows
- End of trip facilities
- One car parking space

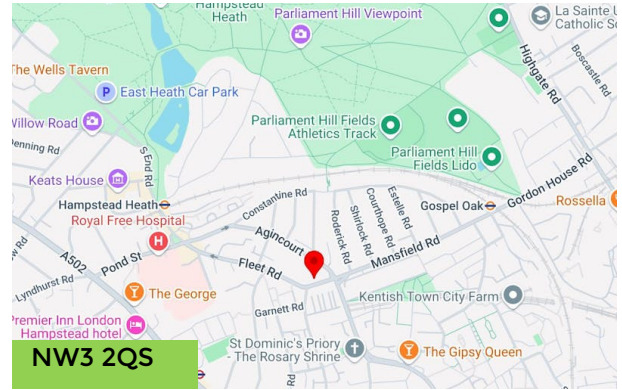
Viewings

By appointment only, via sole joint agents, Kinney Green and Bruce Commercial Estate Agents.

Terms

A new lease from the Landlord, for a term to be agreed.

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Viewing & Further Information

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