

29-41 CASTLE ROAD MEWS

LONDON NW1 8SX /// rocks.assist.risk

TO LET
A FULLY REFURBISHED 12,500 SQ FT INDUSTRIAL UNIT WITH A 6,390 SQ FT PRIVATE YARD

SUBJECT TO PLANNING REF 2025/1352/P

SPACE TO THRIVE @

29-41 **CASTLE ROAD MEWS**

A HIGHLY SPECIFIED INDUSTRIAL
UNIT OFFERING FLEXIBLE
ACCOMMODATION.

A secure external yard will offer parking / storage and turning space. The property will offer further potential for an ongoing tenant to install their own mezzanine accommodation if required.

Located just off the busy Prince of Wales Road and minutes away from the bustling centres of Kentish Town and Camden, Castle Road Mews lends itself to a variety of uses including trade counter and storage.

Subject to planning application 2025/1352/P, with a decision expected in Summer 2025.



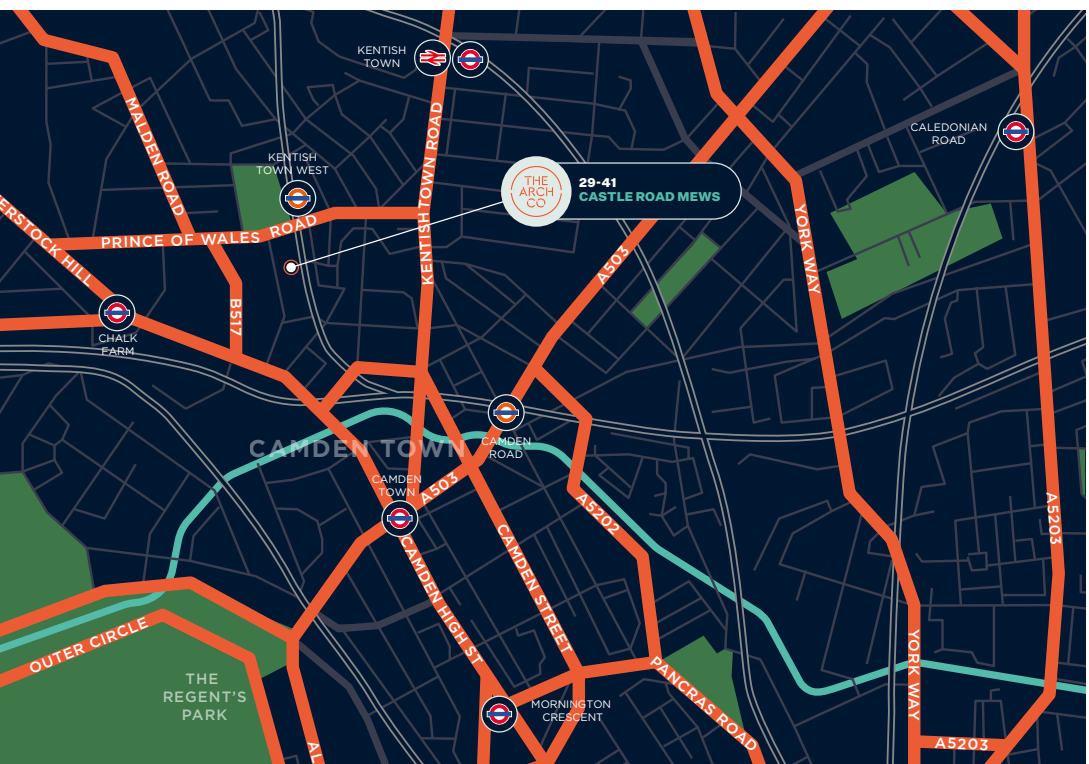
LOCATION

THIS INDUSTRIAL UNIT IS LOCATED ON CASTLE MEWS, JUST OFF CASTLE ROAD WHICH IS ADJACENT TO PRINCE OF WALES ROAD.

The property is situated just a 2 minute drive from Kentish Town West Station (Overground), and is a short walk from Kentish Town Station (Overground).

Located just north of Camden, the unit is well placed to access Central London, which can be reached in just c.32 minutes by car. The City of London is also easily accessible in just c.33 minutes by car.

TRAVEL TIMES



ACCOMMODATION

	SQ FT	RENT PA
UNIT	12,500	£280,000
YARD	6,390	

FLOOR PLAN



SPECIFICATION



Concrete Slab
with areas suitable for
future mezzanine floors



Gated Yard
with vehicle
turning space



Maximum
eaves height of warehouse
4.95 - 5.35 m



WC
facilities



Electric
roller shutter
entrance

COSTS PER ANNUM

Rent	£280,000
Service charge	N/A
Insurance	£3,470
Business rates	£86,810
Indicative total monthly costs	£7,650

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA

EPC

B

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

Conditions under which these particulars are issued. Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued May 2025.

TERMS

Available to Pre Let, subject to planning and Landlord works, on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agent.

JONATHAN HAY

+44 (0)20 7659 5986

+44 (0)7798 605532

jonathanh@grantmillswood.com



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