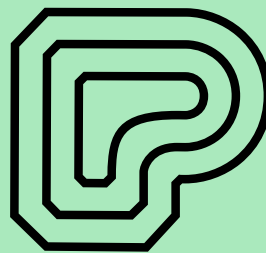




THE
PIANO
FACTORY



Perren Street, Kentish Town NW5
1,408 sq ft - 11,337 sq ft



11,337 sq ft of offices to let, set within an industrial-chic style warehouse conversion, located within close proximity of the newly refurbished Kentish Town West and Kentish Town stations.



STRIKING WAREHOUSE CONVERSION WITH ORIGINAL INDUSTRIAL FEATURES



Floor	Sq Ft	Sq M	Availability
4th - Total	1,820	169	Available
3rd - Total	3,262	303	Available
3rd (North)	1,544	143	Available
3rd (South)	1,718	160	Available
2nd - Total	3,283	305	Available
2nd (North)	1,558	145	Available
2nd (South)	1,725	160	Available
1st - Total	3,242	301	Let
G - Total	3,242	301	Part Available
G (North)	1,408	131	Available
G (South)	1,507	140	Let
LGF - Total	1,564	145	Available

SPECIFICATION



Air Conditioning



Terrace



Lift



Raised Floors



Showers



Exposed Wooden Ceiling Joists



Cycle Facilities



Refurbished



Exposed Beams & Brickwork



Architecturally Designed Staircase

FORMER PIANO FACTORY BENEFITTING FROM VOLUME, LIGHT & CHARACTER

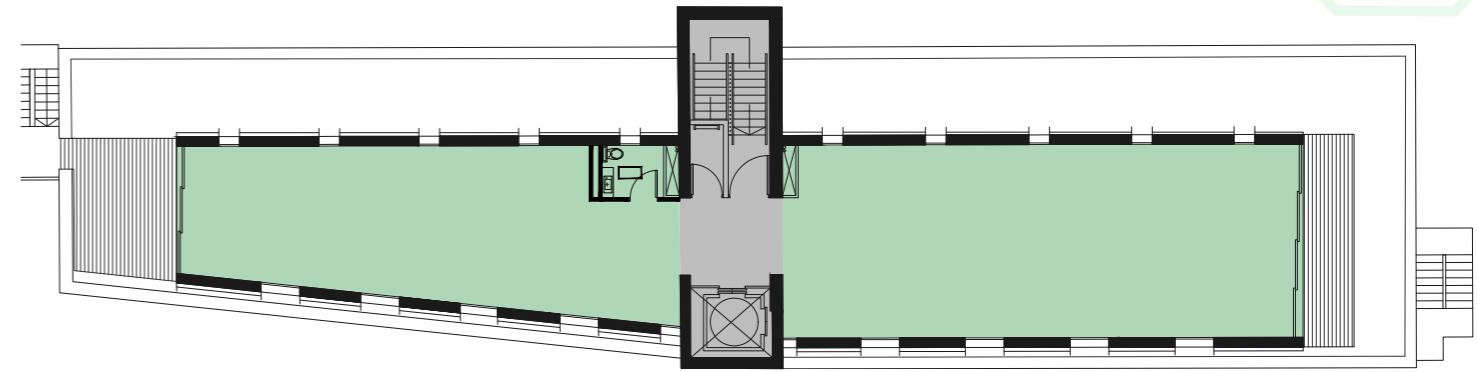
The Piano Factory offers refurbished warehouse accommodation on the lower ground, part ground and 2nd to 4th floors.

The building provides characterful open plan office space and a lower ground break out area.



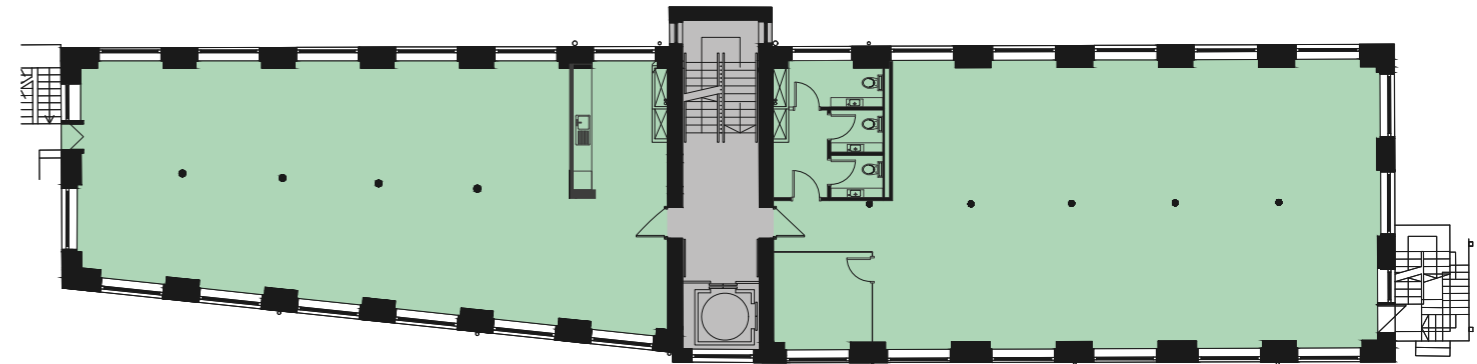
4TH FLOOR

1,820 sq ft | 169 sq m



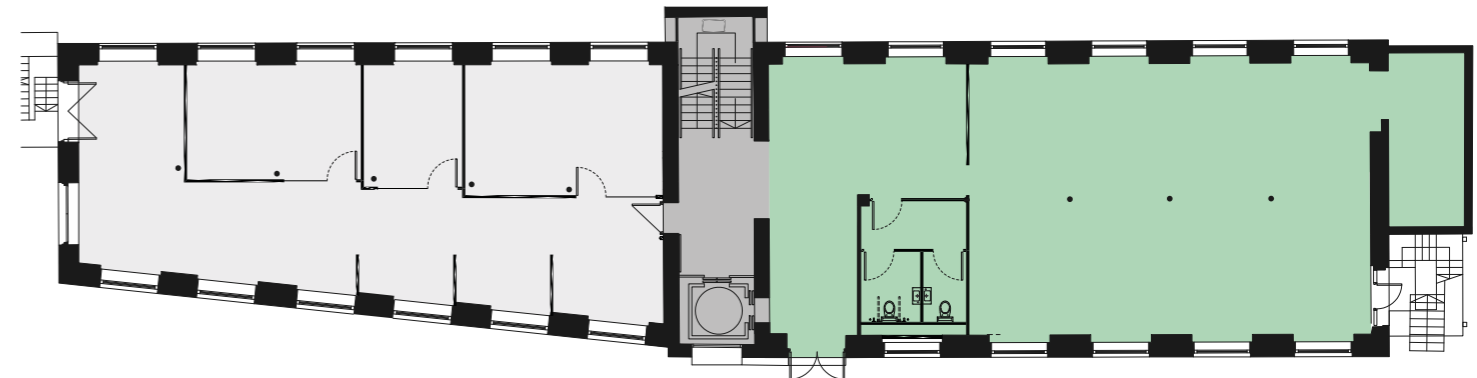
TYPICAL UPPER

3,283 sq ft | 305 sq m



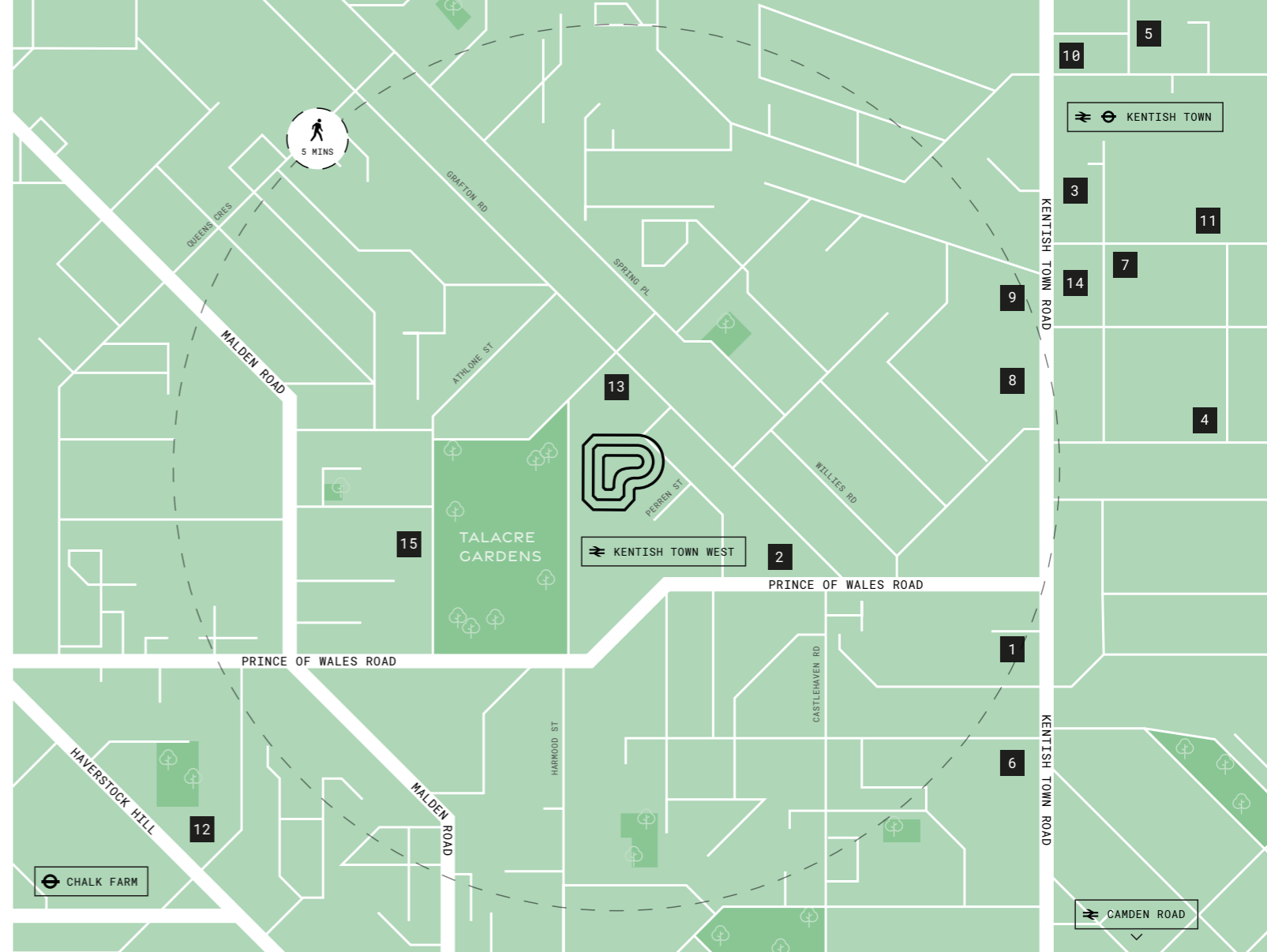
GROUND (SOUTH)

1,408 sq ft | 131 sq m





IN THE HEART OF KENTISH TOWN, ONE OF LONDON'S MOST VIBRANT AREAS.



1. Albion's Restaurant
2. Kentish Town Street Art
3. Boma Garden Centre
4. Camden Town Brewery
5. Kentish Town West Station



DRINK

1. Doppio Coffee
2. The Fields Beneath
3. Knowhere Special
4. The Lion and Unicorn
5. The Pineapple

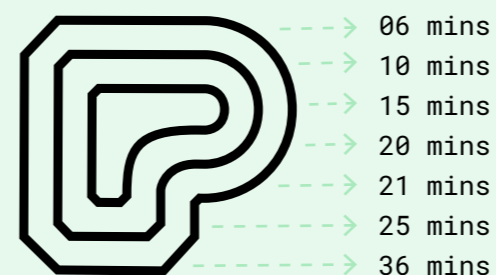
DINE

6. Albion's
7. The Parakeet
8. Bengal Lancer
9. E. Mono
10. Patron

UNWIND

11. Boma Garden Centre
12. In Motion
13. Lunar Cycles
14. The Form Room
15. St Pancras Boxing Club

TRAVEL TIMES



- King's Cross
- Farringdon
- Tottenham Court Road
- Waterloo
- Old Street
- Dalston Junction
- Shepherd's Bush



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