

# 45 HOLMES ROAD

KENTISH TOWN, NW5 3AN

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FOREST  
REAL ESTATE

# TO LET

## 732 TO 5,964 SQ FT

A Selection of modern offices/studios within a short walk of the amenities & transport of Kentish Town Road

### Key Features

- Concierge
- Air conditioning
- Secure cycle storage
- Available as individual units or combined in various configurations to create larger spaces
- Modern LED lighting
- Glass partitioned offices
- Communal kitchen, WC's and showers
- 24/7 access
- High ceilings
- Direct access to courtyard
- Gated office building
- Suit a variety of occupiers within Use Class E

**Holmes Studios, 45 Holmes Road**  
Kentish Town, NW5 3AN





## Description

45 Holmes Studios is one of the most innovative and remarkable developments in Kentish Town with great travel links and popular restaurants and bars nearby. The commercial units benefits from excellent floor to ceiling heights in excess of 3.5 metres.

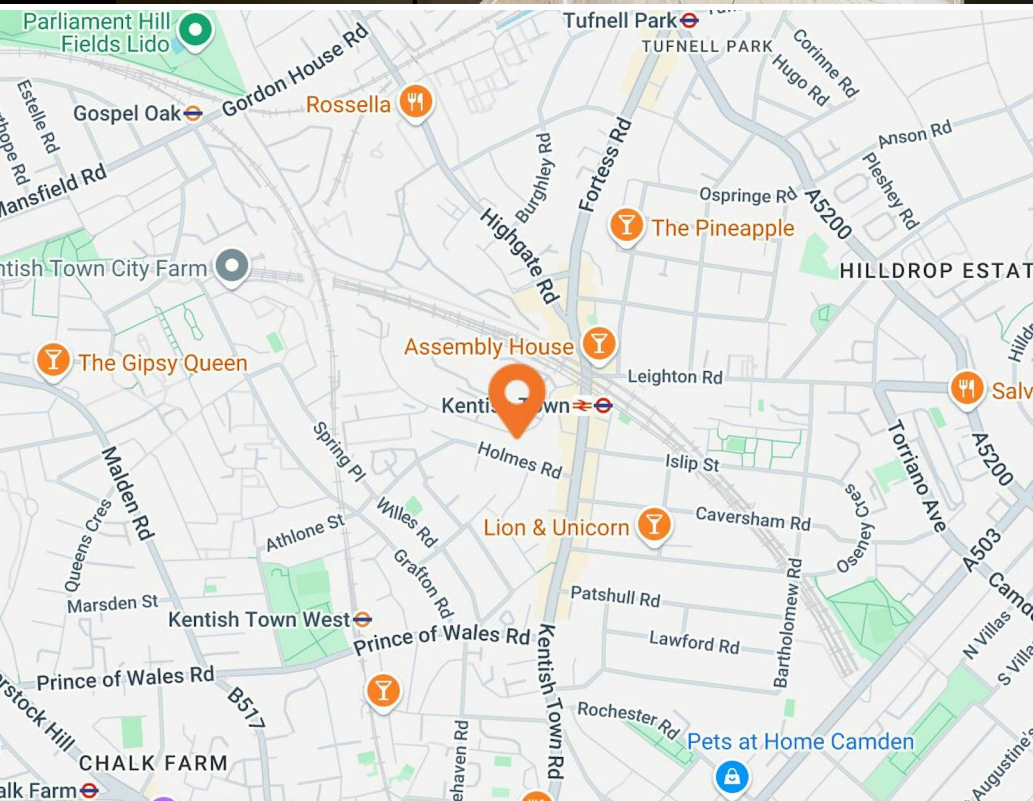
The spaces benefits from air-conditioning, a concierge, secure bike storage, kitchen, WC & Shower Facilities, CCTV and 300Mb internet access via Wibre.

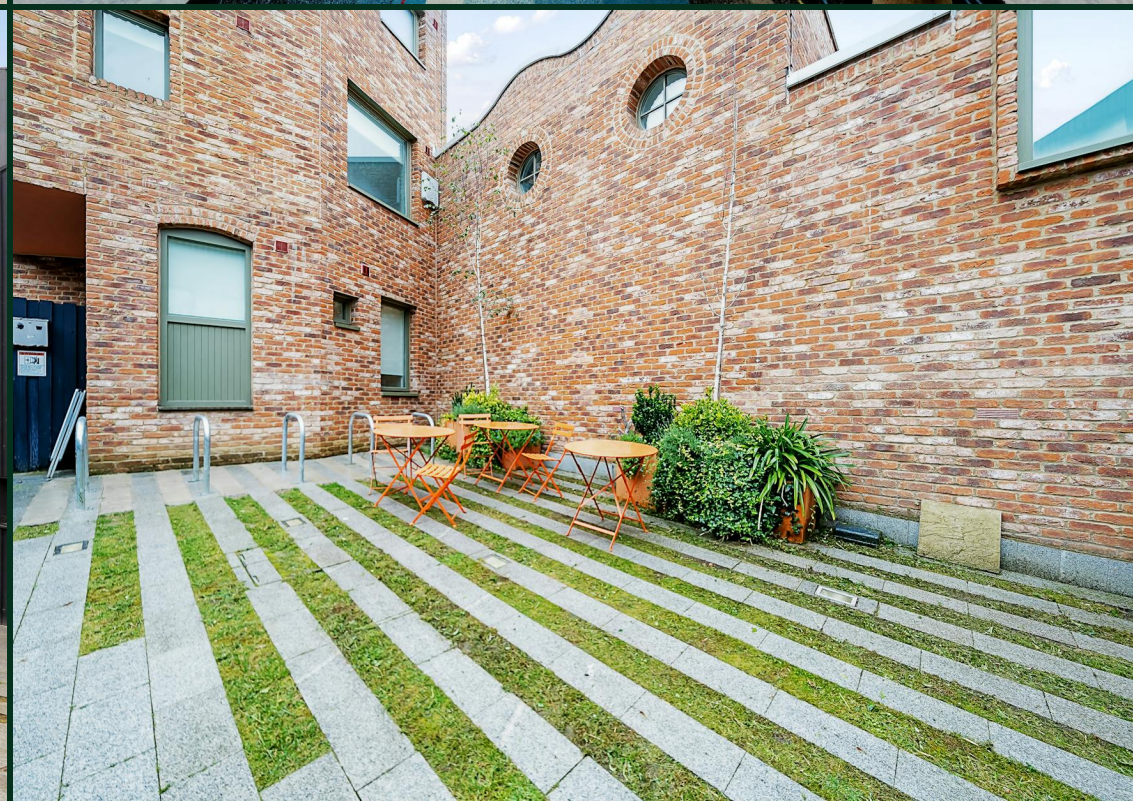
Suitable for short or long term leasing.

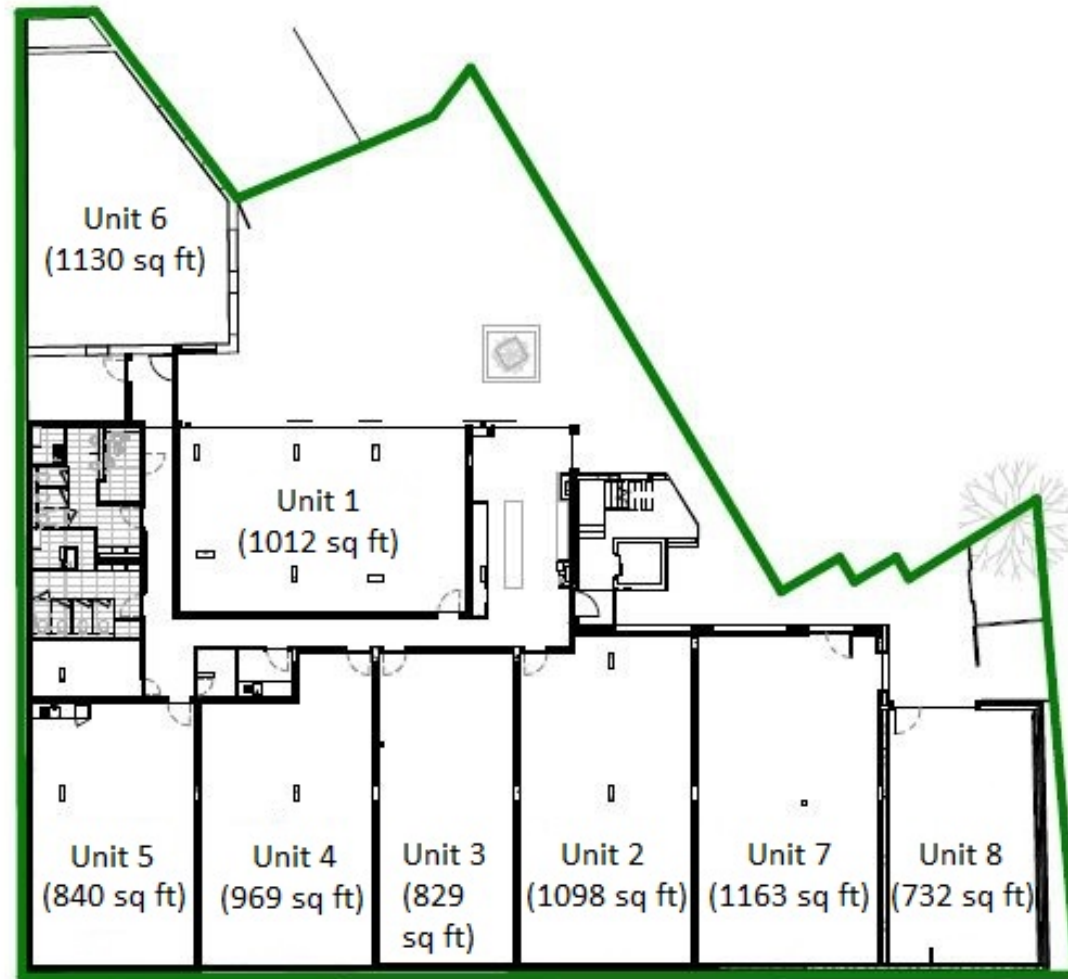
## Location

The property is situated on the southern side of Holmes Road, approximately 50m from its junction with Kentish Town Road, and 100m from Kentish Town Underground Station. Kentish Town is very well connected by public transport.

The underground station provides Northern Line services whilst Thameslink services connect to the heart of the City in just over 10 minutes. Kentish Town West overground station is a two minute walk from the property and provides an east-west link to locations including Stratford and Richmond.







1 Estate Plan - Ground Floor  
1 : 200

# Availability

The accommodation comprises of the following

Name	sq ft	sq m	Rates Payable	Service charge	Availability
Unit - 1	1,012	94.02	£16,445 /annum	£8,096 /annum	Available
Unit - 2	1,098	102.01	£17,842.50 /annum	£8,784 /annum	Available
Unit - 3	829	77.02	£13,471.25 /annum	£6,632 /annum	Available
Unit - 6	1,130	104.98	£18,362.50 /annum	£9,040 /annum	Available
Unit - 7	1,163	108.05	£18,898.75 /annum	£9,304 /annum	Available
Unit - 8	732	68.01	£11,895 /annum	£5,856 /annum	Available
<b>Total</b>	<b>5,964</b>	<b>554.09</b>			
<b>Lease</b>	New Lease				
<b>Rent</b>	£34.50 - £40 per sq ft				
<b>Rates</b>	£16.25 per sq ft				
<b>Service Charge</b>	£8 per sq ft				
<b>VAT</b>	Applicable				
<b>EPC</b>	B				

# Contact

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**F O R E S T**  
REAL ESTATE

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