



REFURBISHED CLASS E OPPORTUNITY

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

2,770 SQ FT FITTED CLASS E UNIT TO LET

Part floor letting will be considered

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,770 sq ft / 257.34 sq m
<b>Rent</b>	£32.50 per sq ft
<b>Service Charge</b>	£7.64 per sq ft
<b>Rates Payable</b>	£6.22 per sq ft
<b>EPC Rating</b>	C

### Key Points

- Modern reception with concierge
- Fitted meeting rooms & kitchen breakout
- Excellent floor to ceiling height
- On site cycle parking included
- Excellent natural light
- Air conditioning throughout
- No VAT payable
- Car parking available

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<b>Rates Payable</b>	£6.22 per sq ft
<b>Service Charge</b>	£7.64 per sq ft
<b>VAT</b>	Not applicable. Non VAT elected building
<b>EPC Rating</b>	C

## Description

The Maple Building is a striking ex warehouse building which was converted to residential.

The lower ground floor suite available comprises 2,770 sq ft of self-contained refurbished space fitted with meeting rooms, kitchen breakout and large open plan space.

Class E premises suitable for 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.

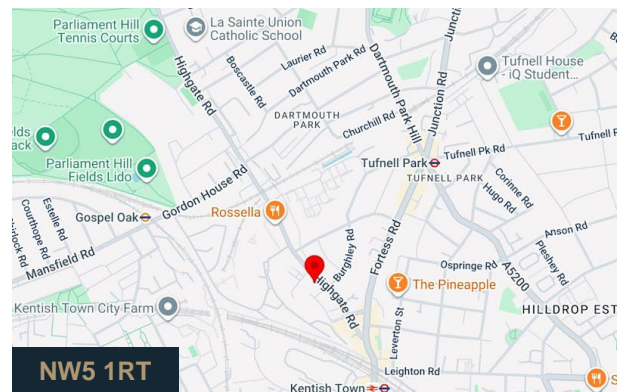
## Accommodation

The accommodation comprises the following areas:

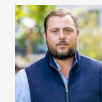
Name	Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Lower Ground - South	Lower Ground	930	£32.50	£6.02	£7.64	£42,928.80	Let
Lower Ground - North	Lower Ground	2,770	£32.50	£6.41	£7.64	£128,943.50	Available
<b>Total</b>		<b>3,700</b>	<b>£32.50</b>	<b>£6.22</b>	<b>£7.64</b>	<b>£171,872.30</b>	

## Terms

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



## Viewing & Further Information



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Maple Building,  
Highgate Road, NW5 1RT



Lower Ground Floor