

020 8559 1122

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Large Commercial Space with E/B8 use
Arranged on Basement & Ground Floors
To Let

Holmes Road, London NW5



Description

Comprising large open plan commercial spaces with E & B8 (storage and distribution) use arranged on the basement and ground floors. The premises is serviced by a large goods lift measuring 4 x 6m to allow for the transportation of goods from the ground floor loading bay. The floor to ceiling height is 2.55m.

Location

Situated in Holmes Road which is located just off Kentish Town Road. The nearest stations include Kentish Town and Camden Town underground stations. The premises is located only 15 minutes drive away from the West End. Other local occupiers include Travis Perkins, Jewson, Screwfix and Magnet.

Areas

Top basement	4,827 sq ft (448.5 sq m)
Top basement (zone 2)	1,684 sq ft (156.5 sq m)
Middle basement	7,982 sq ft (741.5 sq m)
Bottom Basement	11,323 sq ft (1052 sq m)
Ground floor	1431 sq ft (133 sq m)

Lease

Available on a new full repairing and insuring lease for a term to be agreed at £15 psf

Service Charge

TBC

Business Rates

London Borough of Camden - Rateable value TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC - Applied for.

Reference Charge

Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.





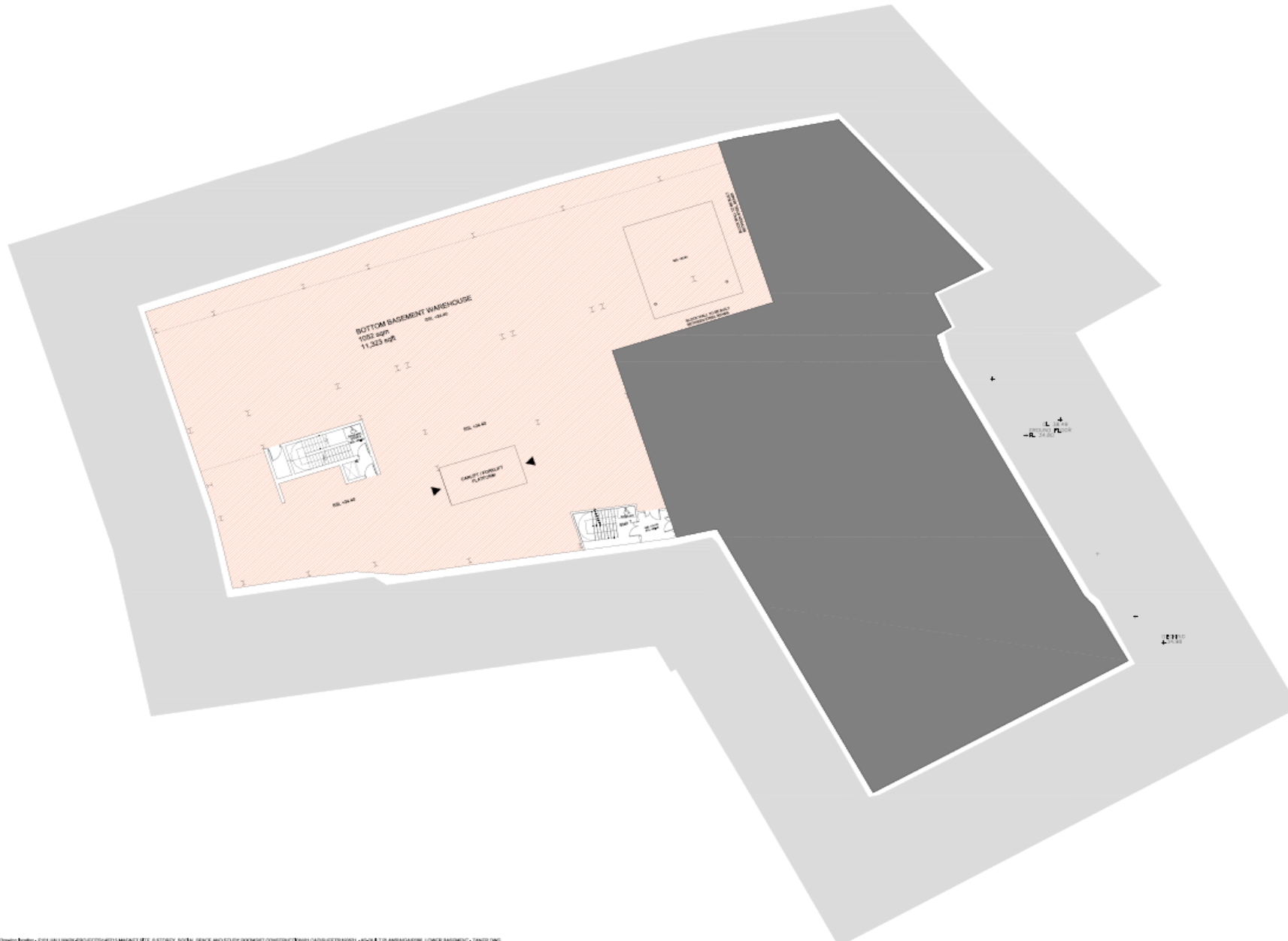




CLARIDGES
COMMERCIAL PROPERTY CONSULTANTS







REVISIONS

No.	Description

Student Accommodation

SCALE

AS BUILT

ALL DIMENSIONS TO BE CHECKED ON SITE
BEFORE COMMENCED WORKING ONLY
MISPRINT DIMENSIONS SHALL BE THE CONTRACT
AT ALL TIMES BEFORE PROCEEDING

Contemporary Design Solutions

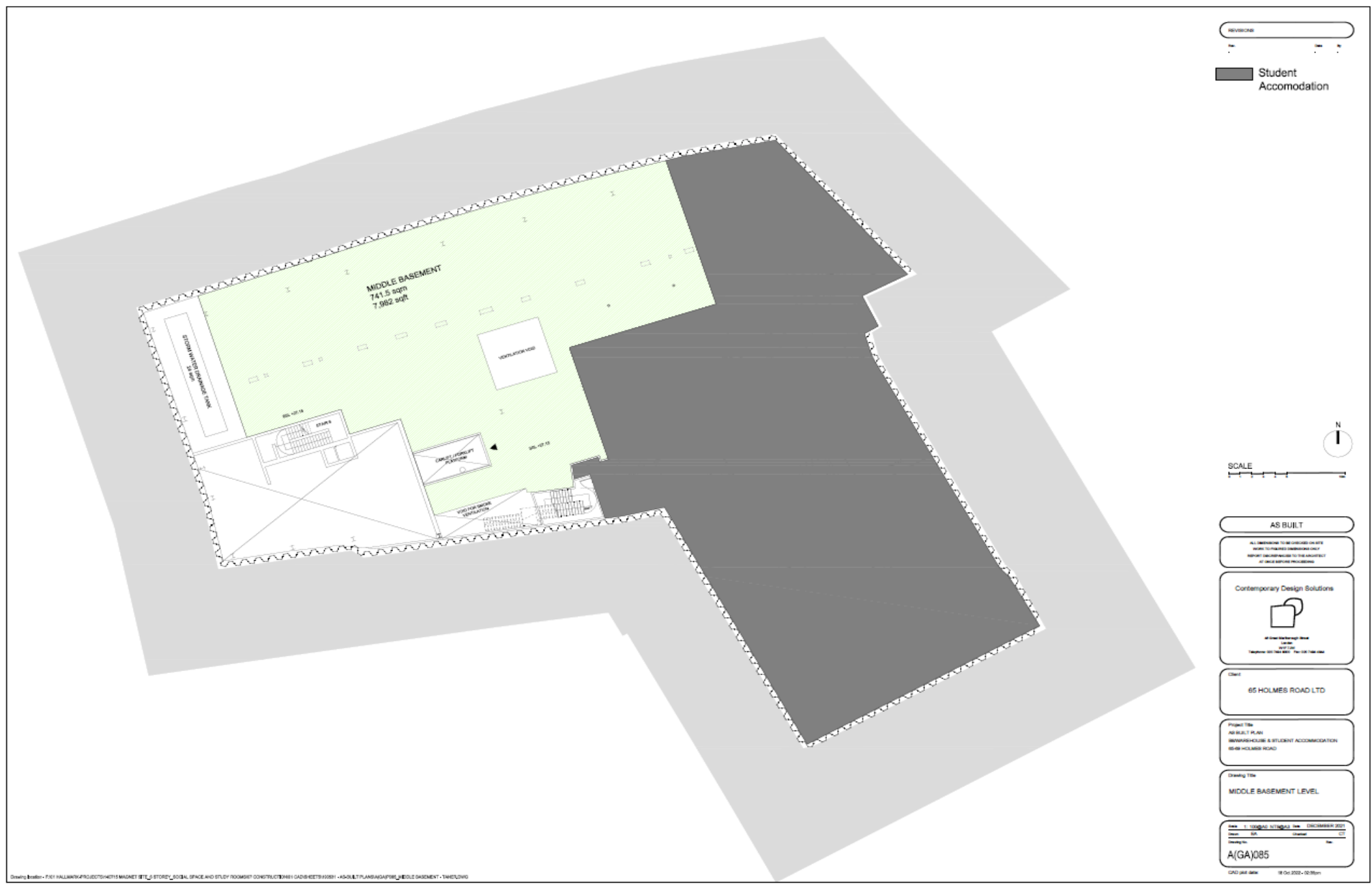
All Over South East Essex
London
01206 250000
Telephone 01206 250000 Fax 01206 250000

Client
65 HOLMES ROAD LTD

Project Title
**AS BUILT PLAN
BASEMENT/CLUSE & STUDENT ACCOMMODATION
65-68 HOLMES ROAD**

Drawing Title
BOTTOM BASEMENT

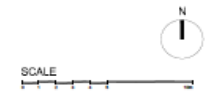
Drawn: A(GA)080
Checked: [Signature]
Date: 18 Oct 2021 09:53am



REVISIONS

No.	Description

Student Accommodation



AS BUILT

ALL DIMENSIONS TO BE CHECKED ON SITE
BEFORE COMMENCING WORKS TO VERIFY ACCURACY AND
REPORT ANY DISCREPANCIES TO THE ARCHITECT
AT EACH STAGE OF PROGRESS

Contemporary Design Solutions

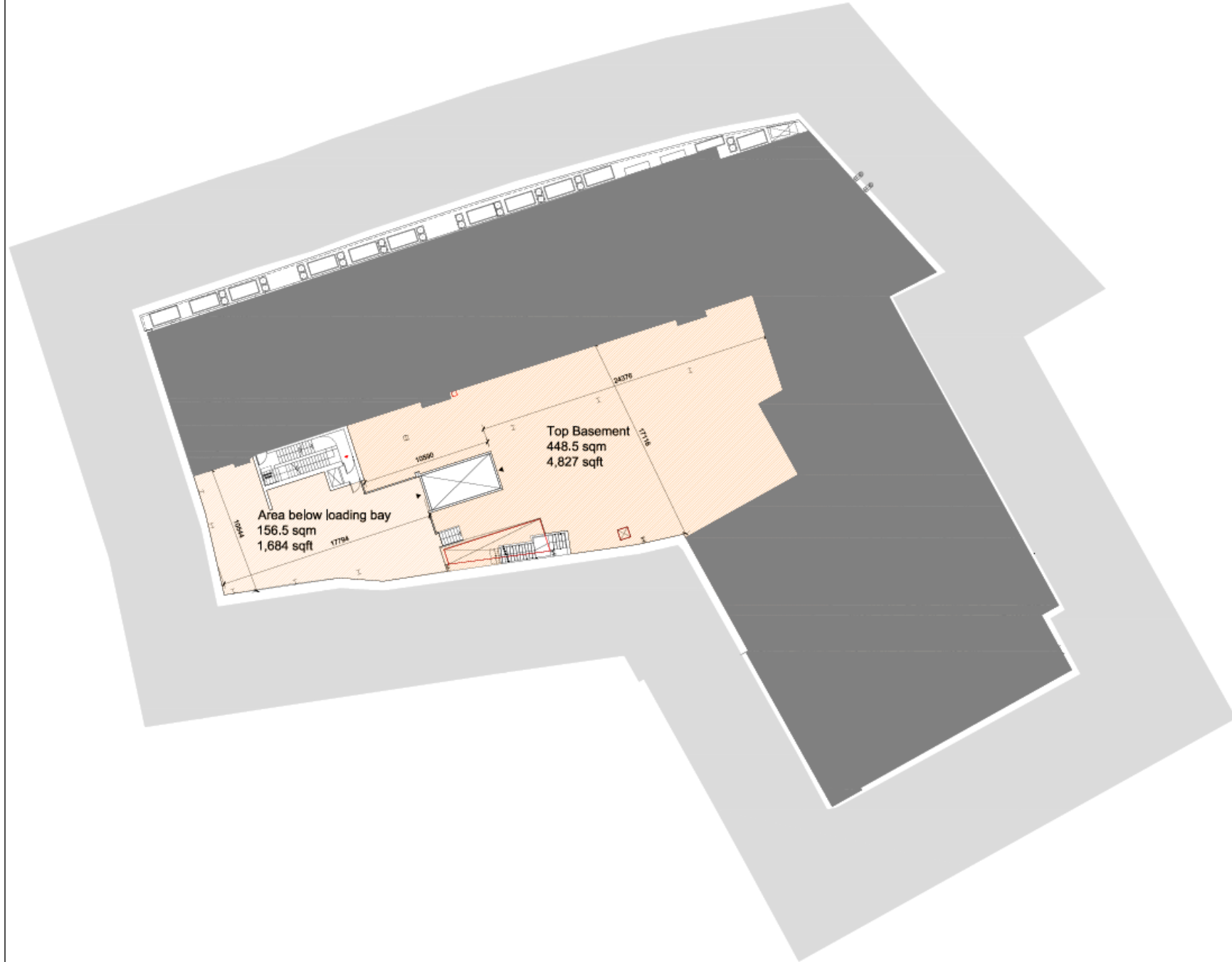


Client
65 HOLMES ROAD LTD

Project Title
**AS BUILT PLAN
BROWNS HILLS 6 STUDENT ACCOMMODATION
65-69 HOLMES ROAD**

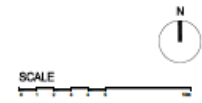
Drawing Title
MIDDLE BASEMENT LEVEL

Drawn: J. Grogan / J. Grogan Date: DECEMBER 2021
Check: SJA
Drawing No: A(GA)085



REVISIONS	

■ Student Accommodation



AS BUILT

ALL DIMENSIONS TO BE CHECKED ON SITE
REFER TO PLANNED PERMISSION ONLY
RECORD ANY VARIATIONS TO THE DOCUMENT
AT ONCE BEFORE PROCEEDING

Contemporary Design Solutions

11 Great Westwood Road
London
W12 9LW
Telephone: 020 760 8888 Fax: 020 760 8889

Client

65 HOLMES ROAD LTD

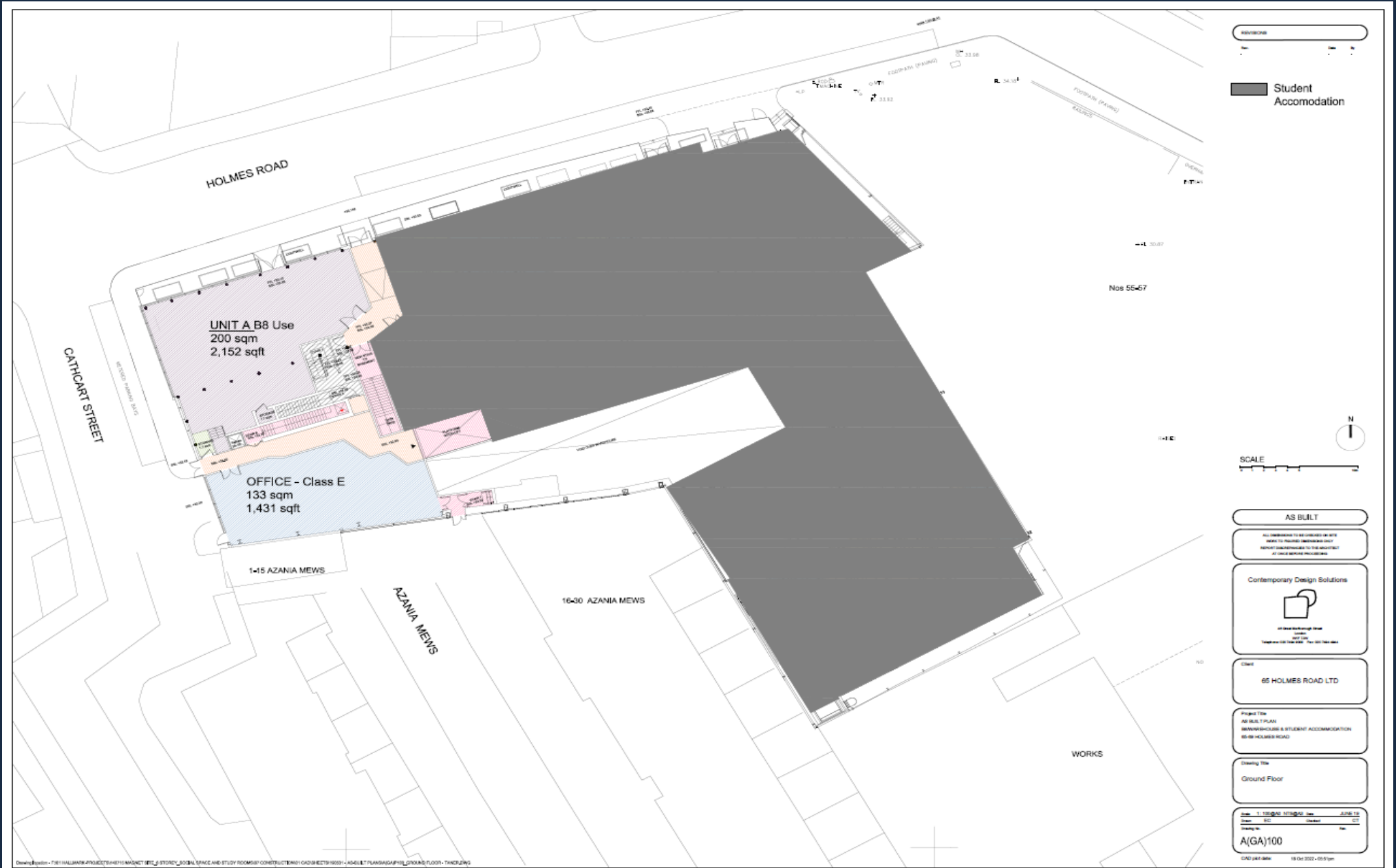
Project Title

**AS BUILT PLAN
BREWERY-HOUSE & STUDENT ACCOMMODATION
65-69 HOLMES ROAD**

Drawing Title

TOP BASEMENT

Scale: 1:1000	DATE: 15 JUN 19
Sheet: 01	Checked: CT
Drawing No: A(GA)090	Rev:



These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

GDPR

General Regulations (GDPR) took effect on 25 May 2018.

As a business we must have a lawful basis to process personal data, and therefore we require your written consent to hold your personal data on our files.

Anti Money Laundering

Due to recent changes in the Anti Money Laundering regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/purchaser and any other entity that has a relationship with the property.

Viewing

By appointment only via Sole Agents:

0208 559 1122

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Offices

17 Hanover Square
London W1S 1BN

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Woodford Green, Essex IG8 0XR