

RIB

ROBERT IRVING BURNS

DH

DEANE HOUSE STUDIOS

## 27 GREENWOOD PLACE

KENTISH TOWN, NW5 1LB

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### TO LET

MODERNISED PERIOD OFFICES/STUDIOS

9 STUDIOS

1,039 - 12,950 SQ.FT



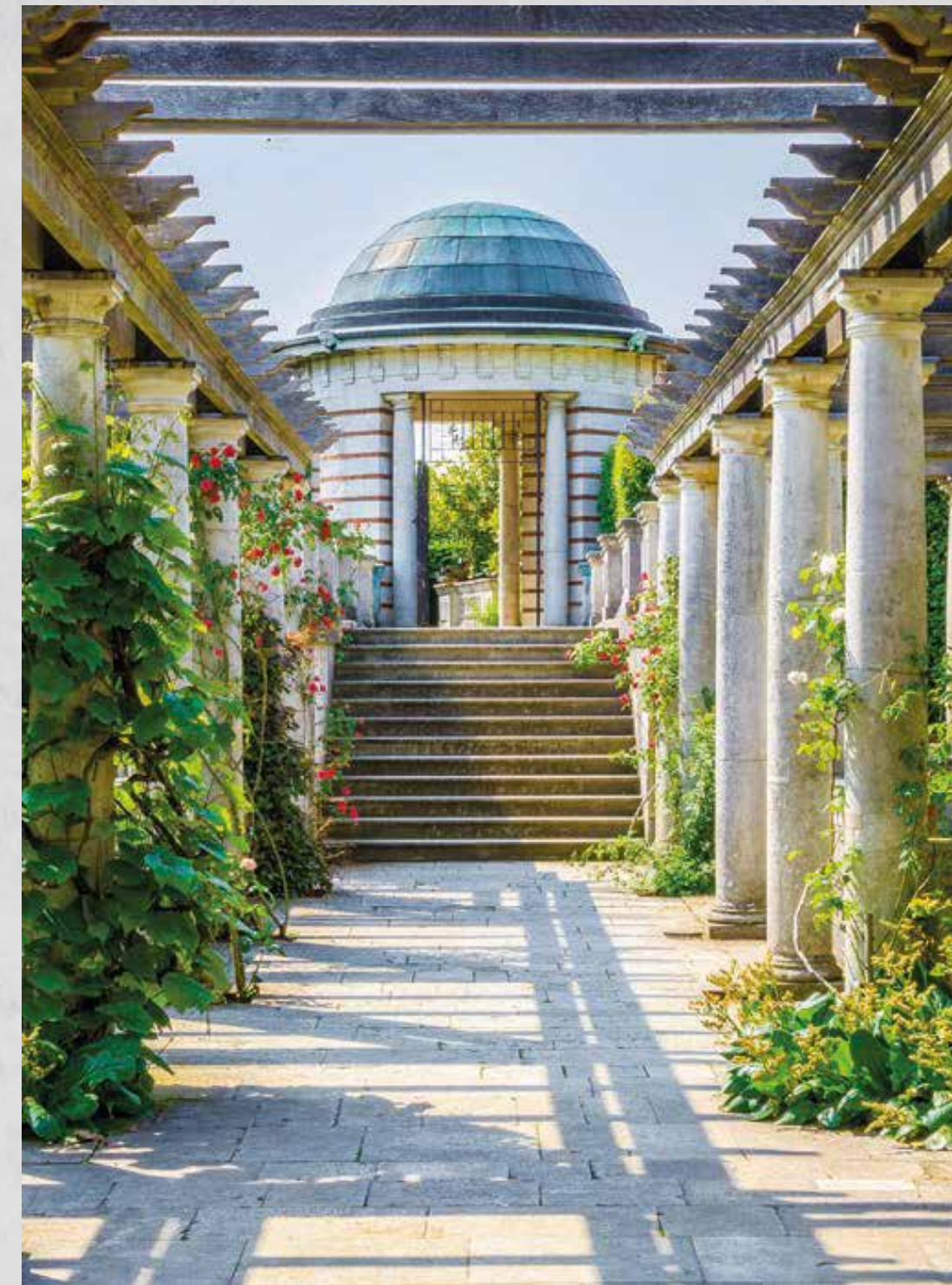


# LOCATION

The premises are located on the West side of Highgate Road along Greenwood Place, set within a mixed use business estate. Underground/ Overground station Kentish Town (Northern Line, Thameslink, 0.3 miles) is a short walk away. The area benefits from numerous amenities with Kentish Town Road Highstreet offering a number of cafés, shops, bars and restaurants.



Queen of Sheba



Hampstead Heath



Forum



Creams Cafe



Kami

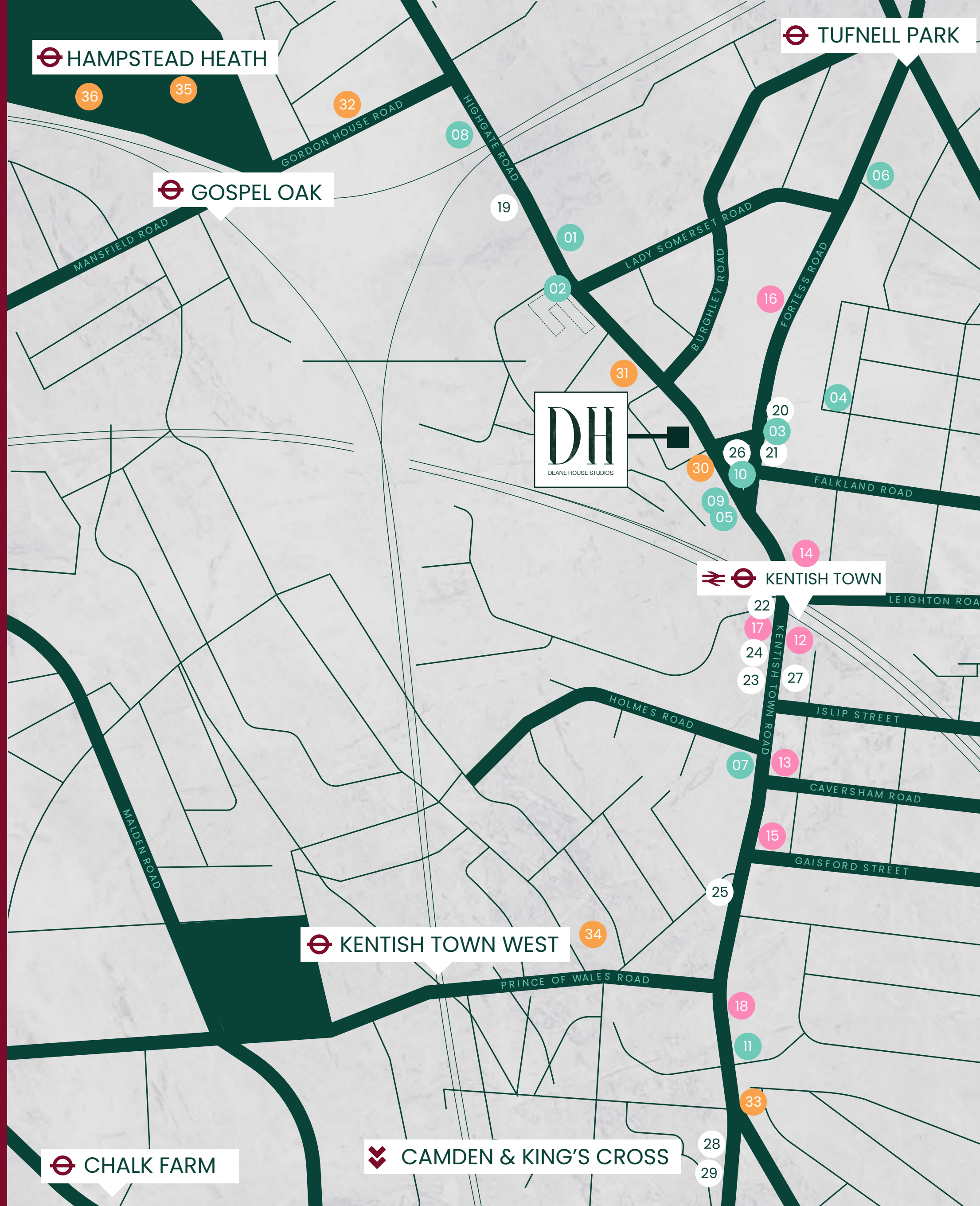


Never for ever



The Pineapple





## BARS

- 01 The Vine
- 02 Never For Ever
- 03 Tabac
- 04 The Pinapple
- 05 Boulogne Bar
- 06 Authentique
- 07 Lady Hamilton
- 08 Southampton Arms
- 09 Bull & Gate
- 10 Ladies and Gentlemen
- 11 The Abbey

## COFFEE

- 12 Bean About Town
- 13 Kentish Town Stores
- 14 Saint Espresso & Kitchen
- 15 Gail's Bakery
- 16 Cafe Palestina
- 17 Pret
- 18 Town Cafe & Bar

## RESTAURANTS

- 19 Rossella
- 20 Patron
- 21 The Queen of Sheba
- 22 Babuji
- 23 Tonkotuso
- 24 Franco Manca
- 25 Nandos
- 26 Carrots & Daikon
- 27 Kami
- 28 Anima e Cuore
- 29 Albion's

## WELLNESS

- 30 Kentish Town Forum
- 31 Basement
- 32 F45
- 33 Social Pottery
- 34 Kentish Town Sports Centre
- 35 Parliament Hill Fields Lido
- 36 Hampstead Heath



Anima e Cuore



The Abbey

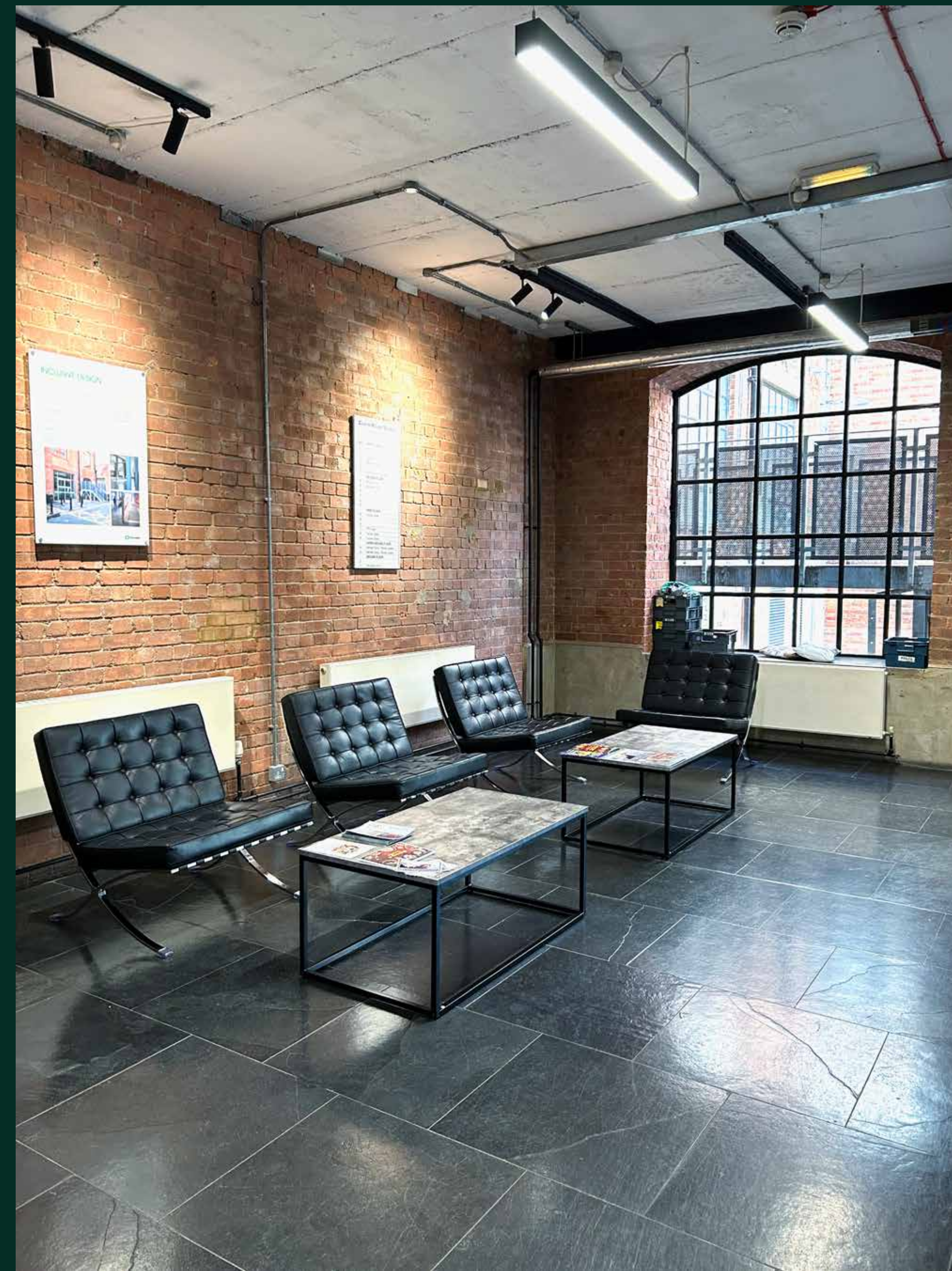


Rosella





ENTRANCE & RECEPTION



## DESCRIPTION

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Deane House is an example of a late 19th century industrial building which has been converted into creative/media/technology style office space. This modernised period building is set over 5 floors and retains the existing feel by use of appropriate materials, fixtures and fittings. The officespaces benefit from exposed steel columns and fairace brickwork. The reception has just been newly decorated with new linear LED Lighting seating area

## AMENITIES

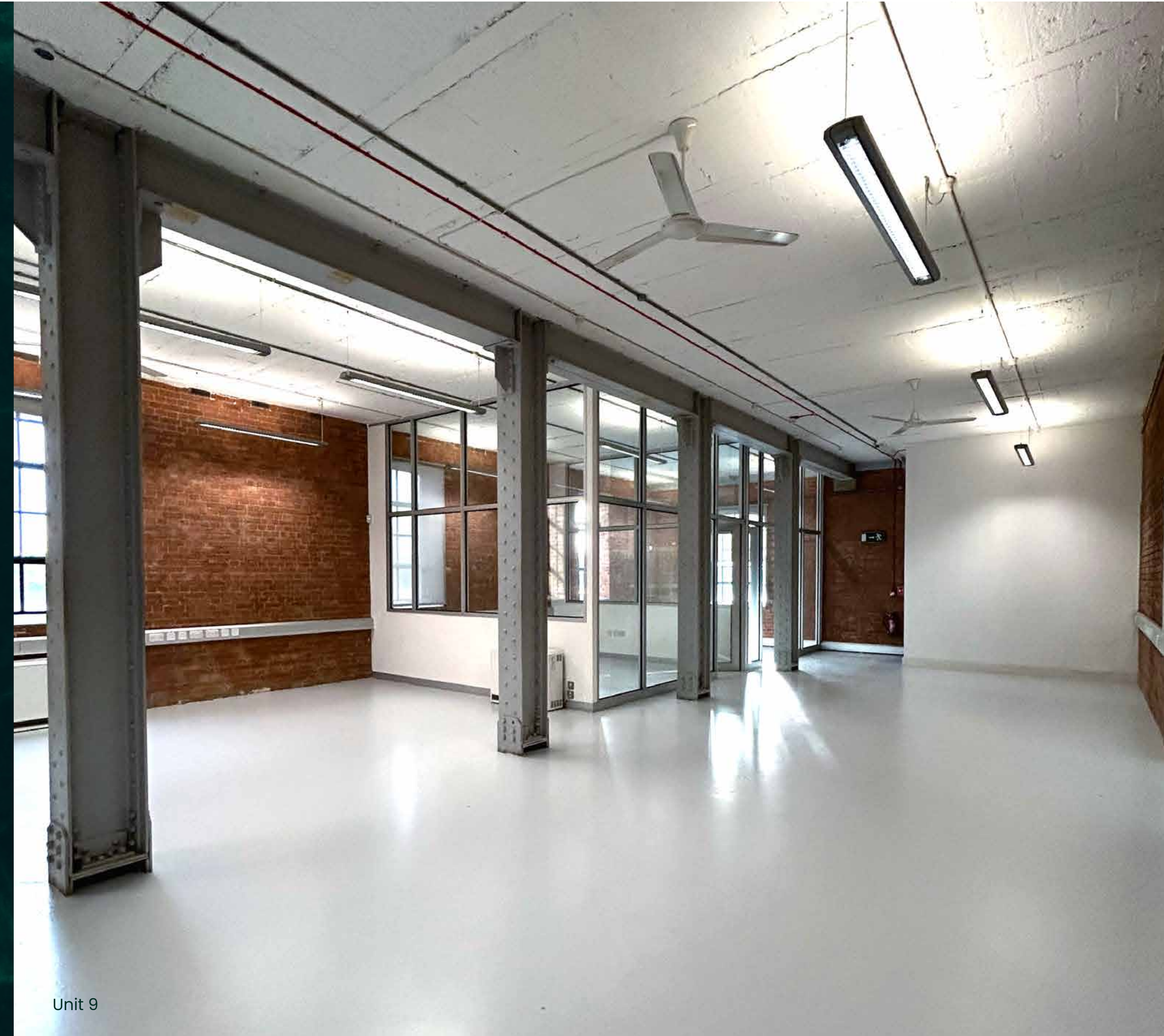
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- W-iFi
- Concierge/Reception
- Superb Natural Light
- Ground Floor Signage
- 24hr Access
- Lift
- Bike Storage
- Disabled Access
- Bike Storage
- Air Conditioning/ Comfort Cooling
- Temporary/Visitor Parking

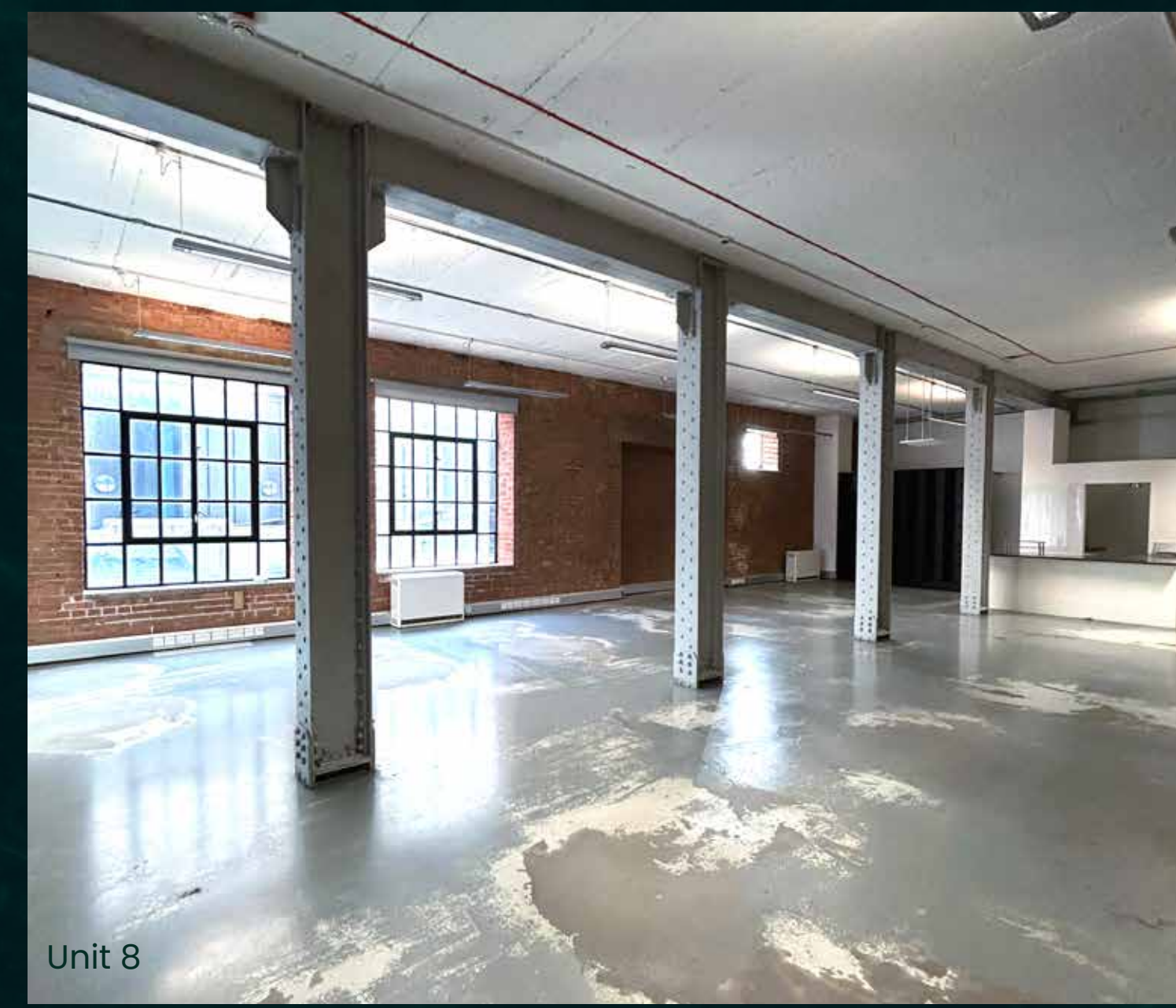




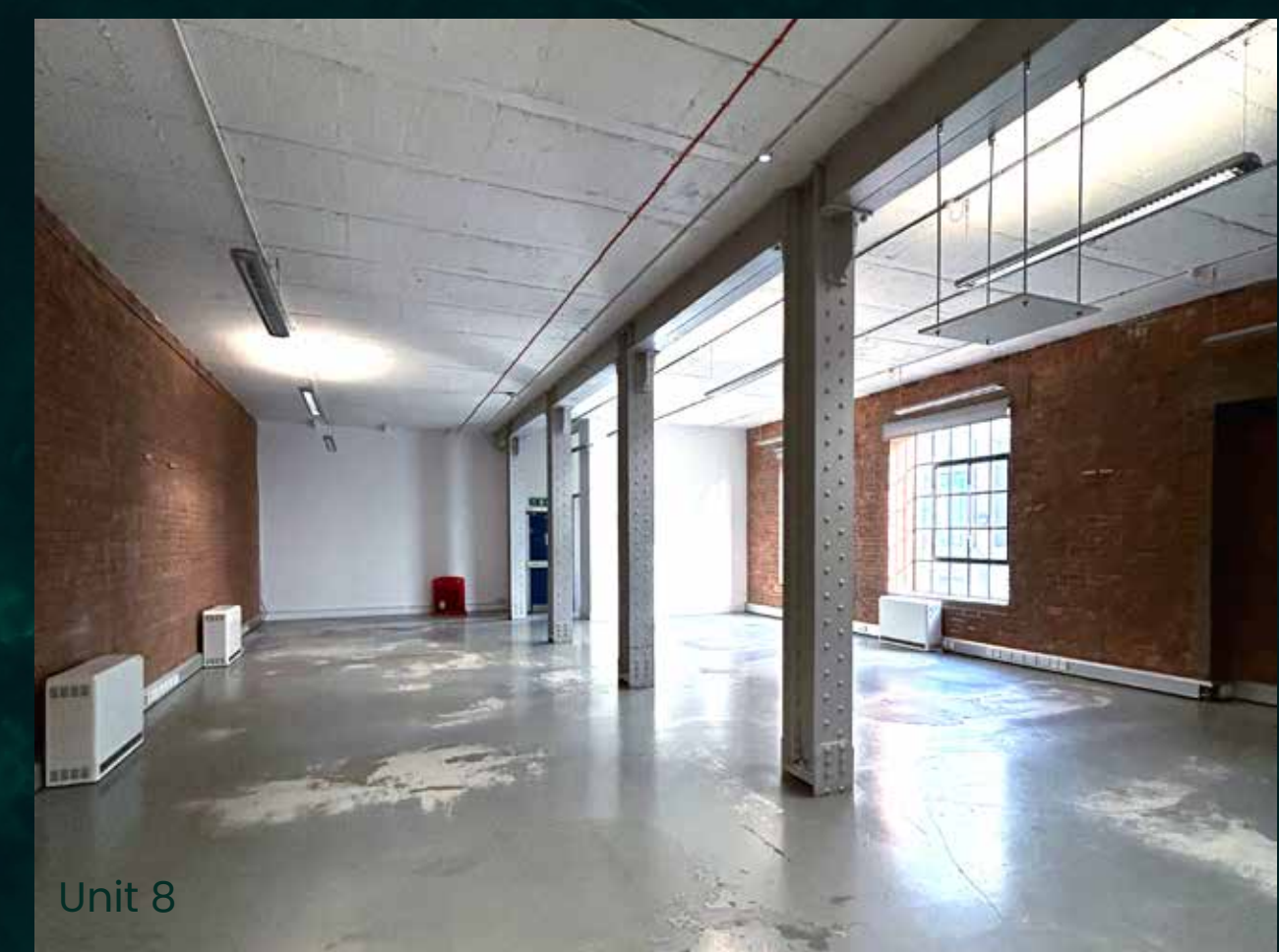
Unit 9



Unit 9



Unit 8

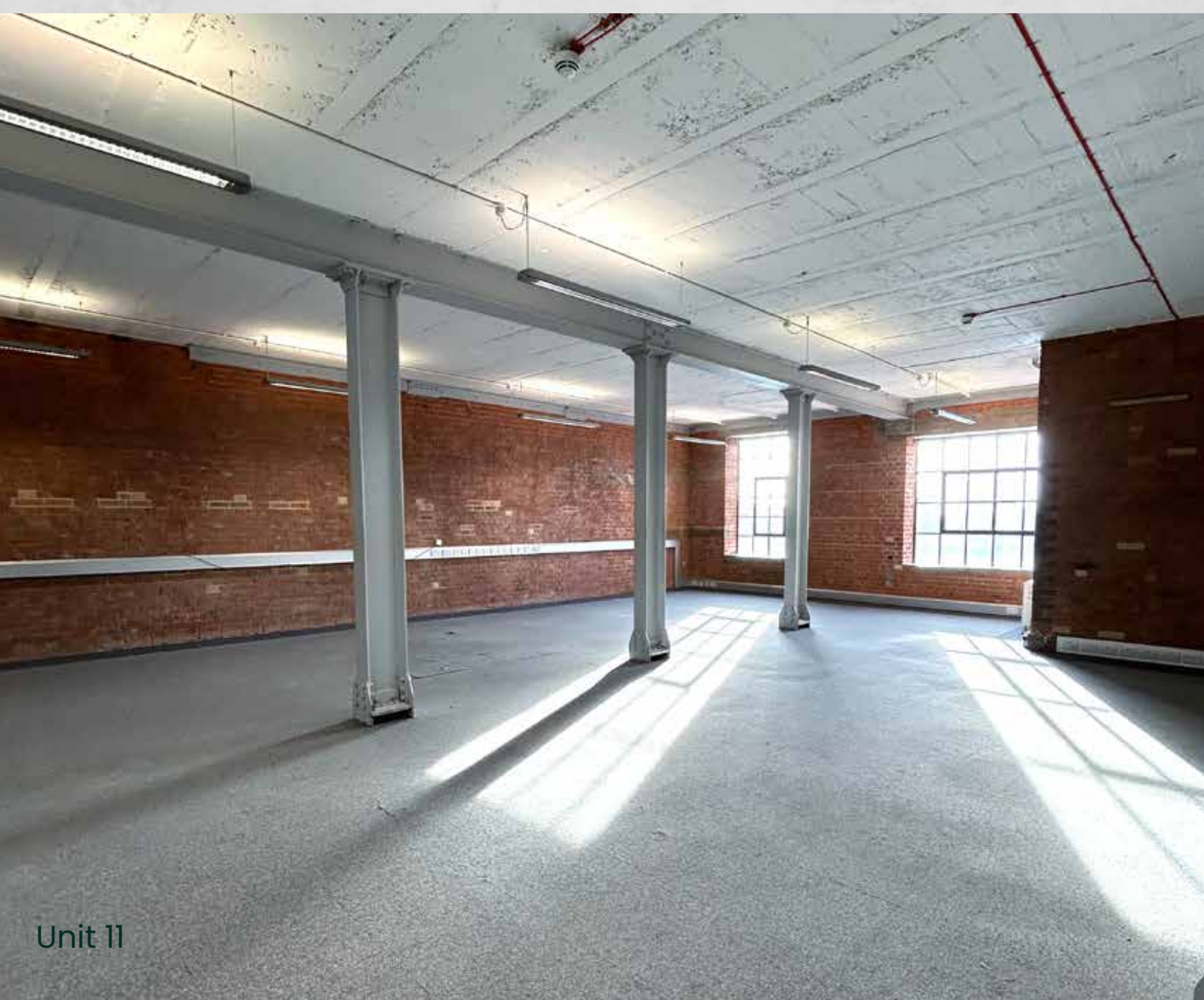


Unit 8

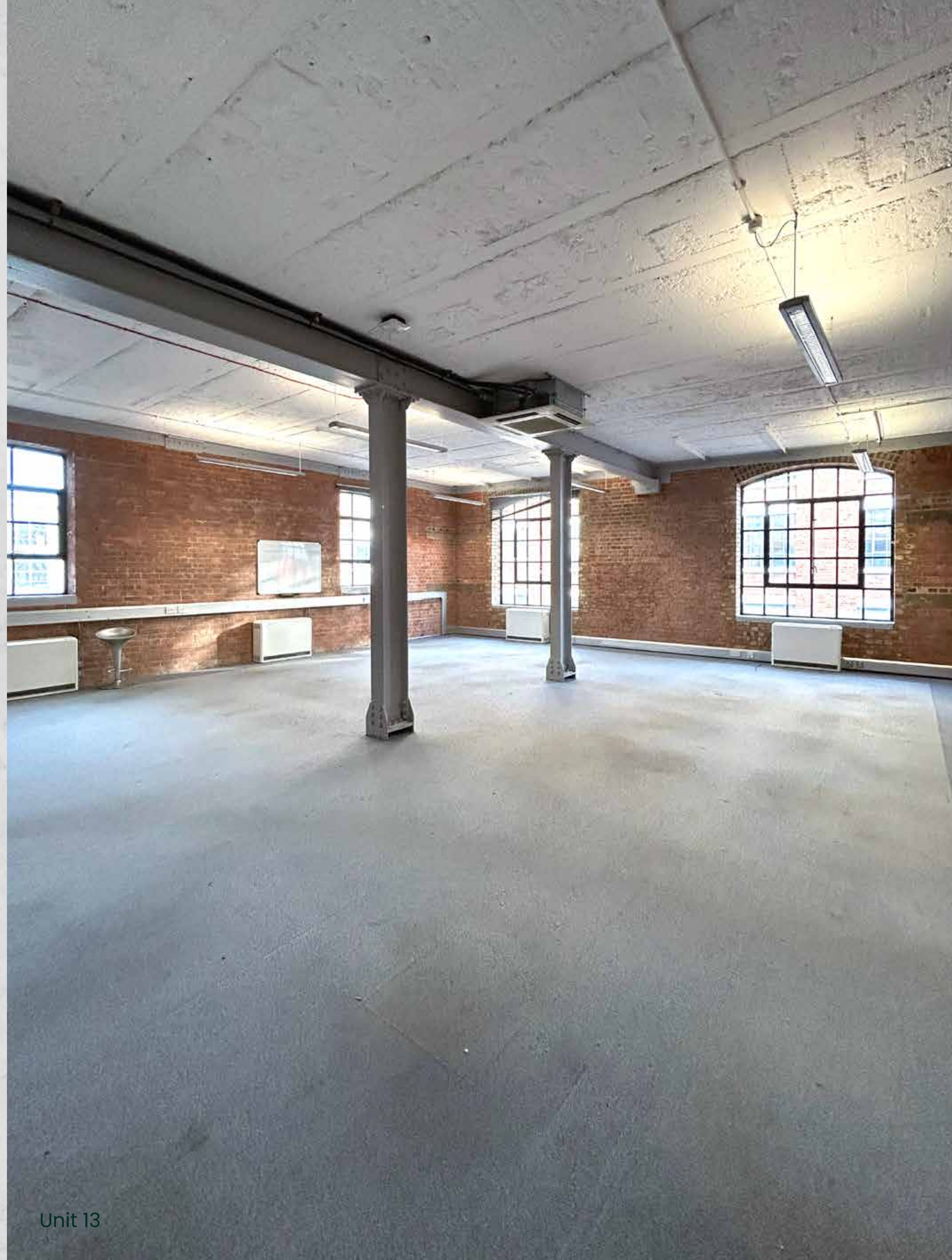




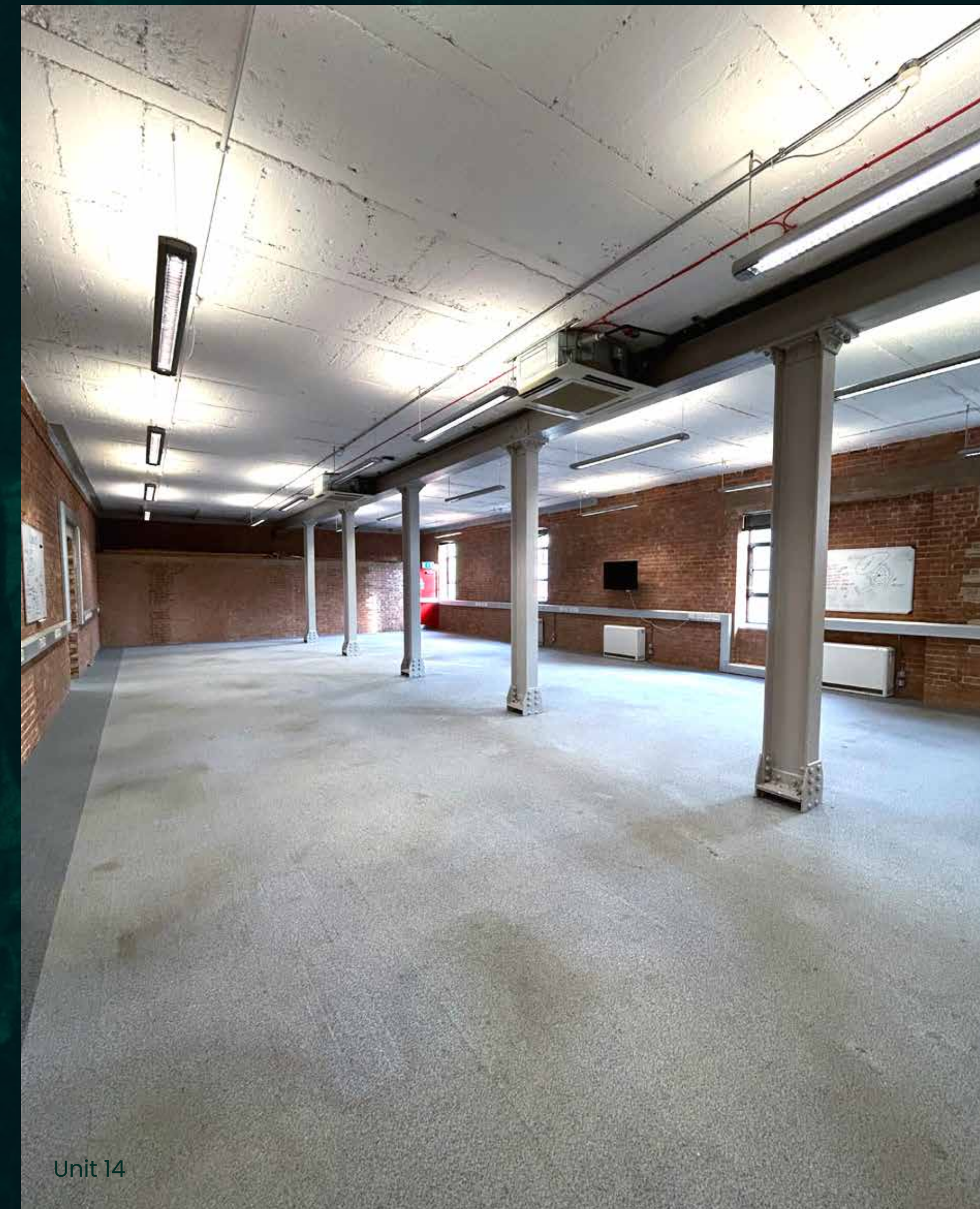
Unit 12



Unit 11



Unit 13



Unit 14



# FINANCIALS

Unit	Floor	Size (sq.ft)	Rent (p.a)	Estimated Rates Payable (p.a)	Service Charge (p.a)	Estimated Occupancy Cost (p.a)	Availability
2	LGF	1,039	TBC	TBC	TBC	TBC	TBC
7	1ST	1,119	TBC	TBC	TBC	TBC	July 2024
8	1ST	1,755	£47,372	£20,958	£13,628	£81,958	Available
9	1ST	1,582	£42,722	£20,085	£12,283	£75,090	Available
10	1ST	1,276	TBC	TBC	TBC	TBC	April 2024
11	2ND	1,496	£40,397	£19,087	£11,636	£71,120	Available
12	2ND	1,744	£47,082	£22,081	£13,550	£82,713	Available
13	2ND	1,152	£31,104	£16,567	£8,951	£56,622	Available
14	2ND	1,787	£48,244	£23,402	£13,886	£85,532	Available
13&14	2ND	2,939	£79,348	£40,960	£22,837	£143,145	Available
<b>TOTAL</b>		<b>12,950</b>	<b>£256,921</b>	<b>£142,345</b>	<b>£73,934</b>	<b>£453,035</b>	

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## LEASE

Flexible lease terms from 12 months are available direct from the Landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

The property is elected for VAT.

## FLOOR PLANS

Scaled floors plan available on request.

## VIEWINGS

Strictly through Robert Irving Burns.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.  
January 2024.

## CONTACTS

For enquiries sub 1,500 sq.ft

### **BEN KUSHNER**

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For enquires over 1,500 sq. ft

### **FREDDIE BRETT**

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