



Unique Lower Ground Floor (Sui Generis Use) To Let - Kentish Town NW1

A new lease available on flexible terms

GILMARTIN LEY

Lower Ground Floor
141-145 Kentish Town Road,
Kentish Town,
LONDON, NW1 8PB



Area

Net Internal Area: 140 sq.m. (1,506 sq.ft.)

Rent

Rent on application



Property Description

The property forms part of the disused former South Kentish Town London Underground Station, which was designed by Leslie Green and characterised by the red glazed terracotta elevations typical of all the stations he designed. The station opened in 1907 and closed after only 17 years due to low passenger usage. During the Blitz of the Second World War the station was used as an air-raid shelter.

The property comprises a unique space situated directly above the station platform at the lower ground floor level, accessed via its own entrance at pavement level on Kentish Town Road. Arranged around original two 7m (23 ft) and one 5.48m (18ft) diameter lift-shafts, the property provides a quirky layout and benefits from air conditioning, 4 showers, a steam room, sauna, WC. The premises were previously occupied by a health club operator.

- > Unique space and character building
- > D1 / Sui Generis Use
- > Prominent position
- > Private entrance at ground level
- > Excellent transport communications
- > Suitable for a number of alternative uses subject to planning



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Lower Ground Floor	140.00	1506	

Property Location

The property is situated at the southern end of Kentish Town Road (A400), opposite the junction of Royal College Street. Camden Town London Underground Station (Northern Line) is approximately 0.48 km (0.3 miles) to the south and Kentish Town London Underground Station approximately 0.6 km (0.37 miles) to the north. The area is well served by numerous bus routes.

Kentish Town has a vibrant shopping high street and is home to many quirky hidden bars, restaurants, art galleries, studios and creative spaces. The area is also home to The Forum, a landmark London live music venue and The Lion and Unicorn Theatre one of London's leading fringe theatre venues.

Service Charge p.a. TBC

Premium Nil

Terms The premises are available by way of a new effective full repairing and insuring lease, for a term to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Camden

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/21468>
Existing Floor Plans
Energy Performance Certificate

Last Updated: 28 Apr 2016

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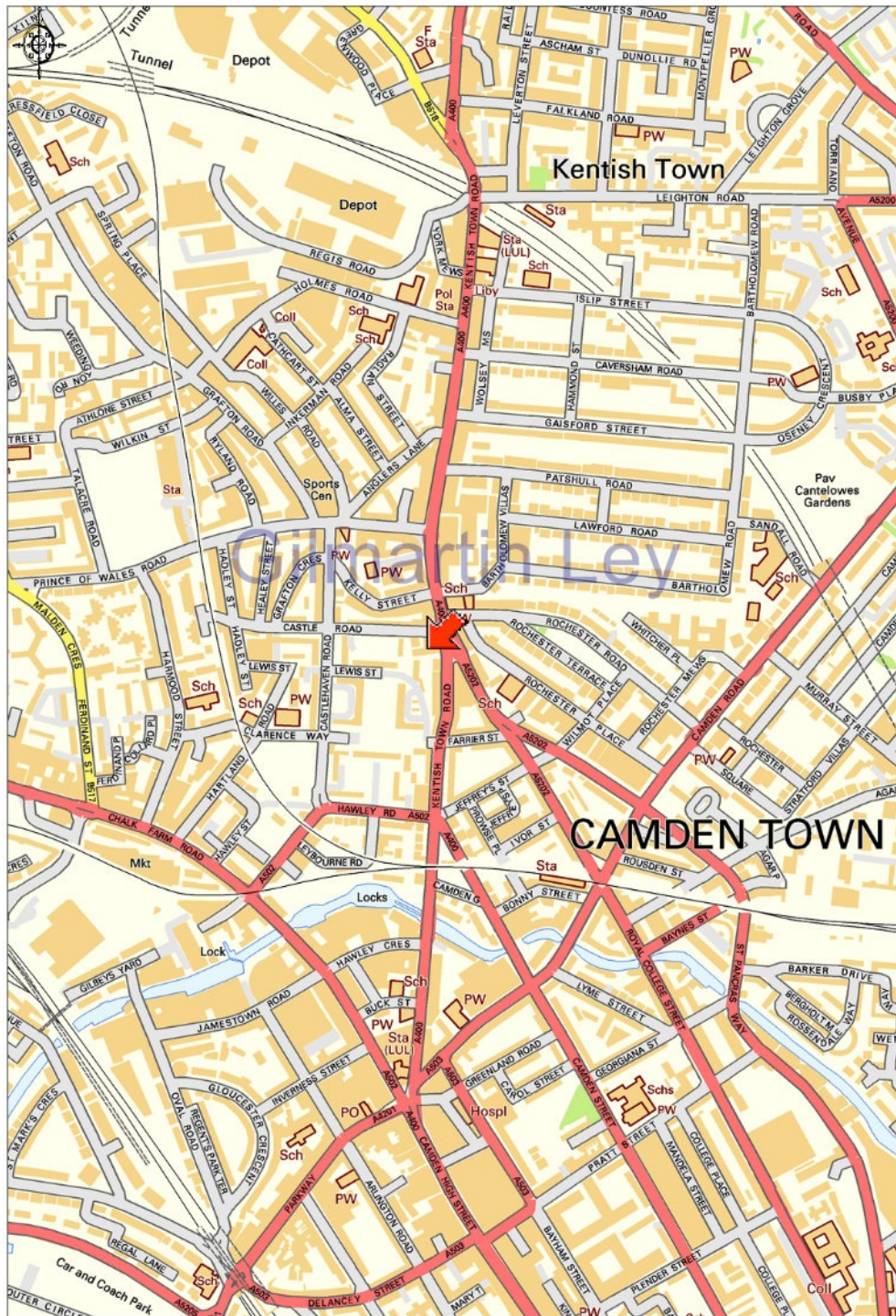


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Our ref: 21468

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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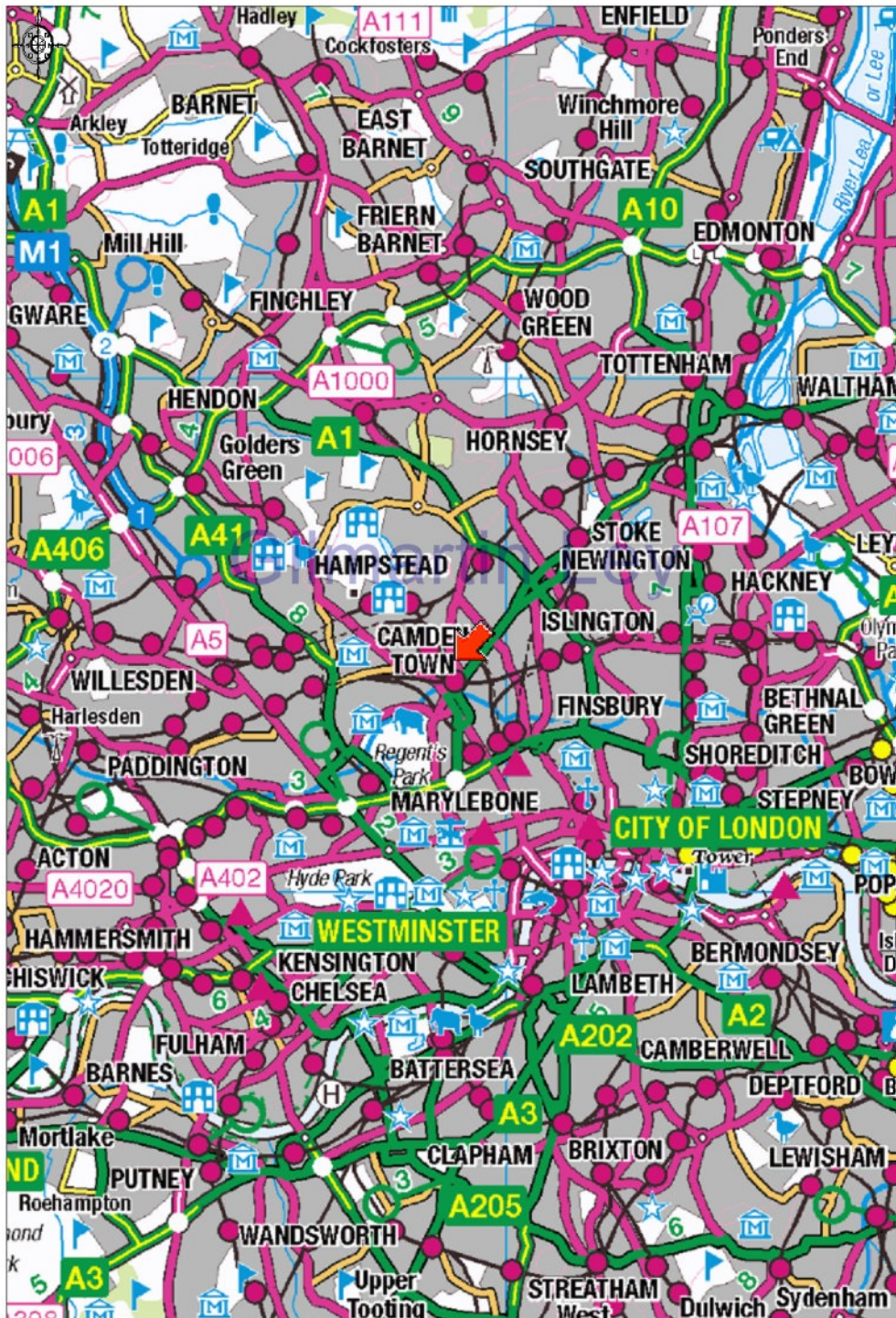


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