

BI LIGHT INDUSTRIAL UNIT LEASE TO ASSIGN

****INCENTIVES AVAILABLE****



REGIS ROAD, KENTISH TOWN NW5 2047 SQ FT (190.25 SQ M)

Location: Situated on Kentish Town Industrial Estate at Regis Road. Regis Road intersects with Kentish Town Road.

Description: Comprising a light industrial unit with mezzanine office/showroom area. The warehouse is accessed via a roller shutter and comprises a large "L" shaped area, plus office.

The first floor mezzanine is ideal for offices, additional storage or showroom (has some restricted height). The premises benefit from gas central heating, kitchenette and 2 WC's.

<u>Areas:</u>	Warehouse/Ground Floor Offices	7.79 m x 13.89 m (108 sq m)
	1 st Floor Mezzanine	8.58 m x 7.80 m (66.92 sq m)
	1 st Floor WC/Additional Storage	5.31 m x 2.85 m (15.13 sq m)

Lease: Held on a 10 year Lease from March 2002 at £22,000 pa.



Business Rates: London Borough of Camden – Rates payable approximately £6,300 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 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.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007