# **COMMERCIAL**Property Particulars



## HEADQUARTERS OFFICE/WAREHOUSE BUILDING WITH LARGE YARD FOR PARKING

34,222 Sq. Ft (3,178 Sq. M)
FREEHOLD FOR SALE
Will Also Consider Letting the Building
ALPHA HOUSE, REGIS ROAD, LONDON NW5 3EW



#### **LOCATION:**

The property is situated on the North side of Regis Road being part of this well-known commercial estate. The property is just off Kentish Town Road with its many multiple, local retailers, together with its fashionable bars & restaurants. The area is well served with public transport with Kentish Town Underground & National Rail Station being within a few minutes' walk. The property is also within a short drive of Kings Cross, West End and also all main routes to North & North West London. Numerous bus routes also serve the area.

### **DESCRIPTION:**

The property comprise a Headquarters Warehouse Office Building originally constructed in 1987. The Ground Floor provides Warehouse, Offices & Showroom which has recently undergone refurbishment, it also has a large reception area toilets & kitchen facilities. The first Floor provides mainly open plan offices with fully glazed cellular offices around the perimeter. There is also a directors suite with boardroom, private WC & shower.

The building sits on an approximate site area of 0.9 acres and has its own large yard accessed via its own secure electric gate for parking up to 35 cars approximately.

66-70 Parkway, London NW1 7AH

### **COMMERCIAL**

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### **ALL DIMENSIONS ARE APPROXIMATE**

Ground Floor Showroom/Offices/Warehouse Ground Floor Reception

First Floor Offices/ Showroom

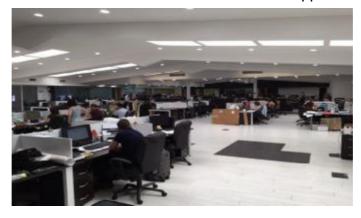
16,789 Sq. Ft (1,559 Sq. M)

16,394 Sq. Ft (1,523 Sq. M)

1,039 Sq. Ft ( 96 Sq. M)

**Total Area** 34,222 Sq. Ft (3178 Sq. M)

Site Area 0.9 Acre Approximately



#### **AMENITIES:**

35 on site car parking spaces
Air Conditioned Offices
Directors Suite with WC & Shower
Outside Seating Area
Bike Shed

**Secure Gated Site** 

Boardroom Recently Refurbished Male & Female WC'S Kitchen & canteen facilities

**Burglar Alarm** 

**TERMS:** 

TENURE: FREEHOLD

**PRICE:** Upon Application

**RATES:** £162,860 payable per annum

**N.B:** Consideration will now be given to letting the building

Terms available upon request

**VIEWING:** Strictly by appointment through owners sole agents.

**CONTACT:** Paul Stone

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### **SUBJECT TO CONTRACT**

66-70 Parkway, London NW1 7AH

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