

**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

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ALL DIMENSIONS ARE APPROXIMATE

Ground Floor Showroom/Offices/Warehouse	16,394 Sq. Ft (1,523 Sq. M)
Ground Floor Reception	1,039 Sq. Ft (96 Sq. M)
First Floor Offices/ Showroom	16,789 Sq. Ft (1,559 Sq. M)
Total Area	34,222 Sq. Ft (3178 Sq. M)
Site Area	0.9 Acre Approximately



AMENITIES:

35 on site car parking spaces	Boardroom
Air Conditioned Offices	Recently Refurbished
Directors Suite with WC & Shower	Male & Female WC'S
Outside Seating Area	Kitchen & canteen facilities
Bike Shed	Burglar Alarm
Secure Gated Site	

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

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