



KENTISH TOWN

2 TORRIANO MEWS, KENTISH TOWN, NW5 2RZ

FOR RENT OR FOR SALE - RARELY AVAILABLE SELF-CONTAINED
OFFICE BUILDING AVAILABLE WITH 2 X CAR PARKING SPACES



723 - 1,909 SQ. FT.

(67.19 - 177.40 SQ. M.)

LOCATION

Set within the quiet Torriano Mews, the property is located close to its junction with Torriano Avenue and parallel to Leighton Road. The property is in close proximity to Kentish Town Road which boasts a diverse range of shops, bars and eateries.

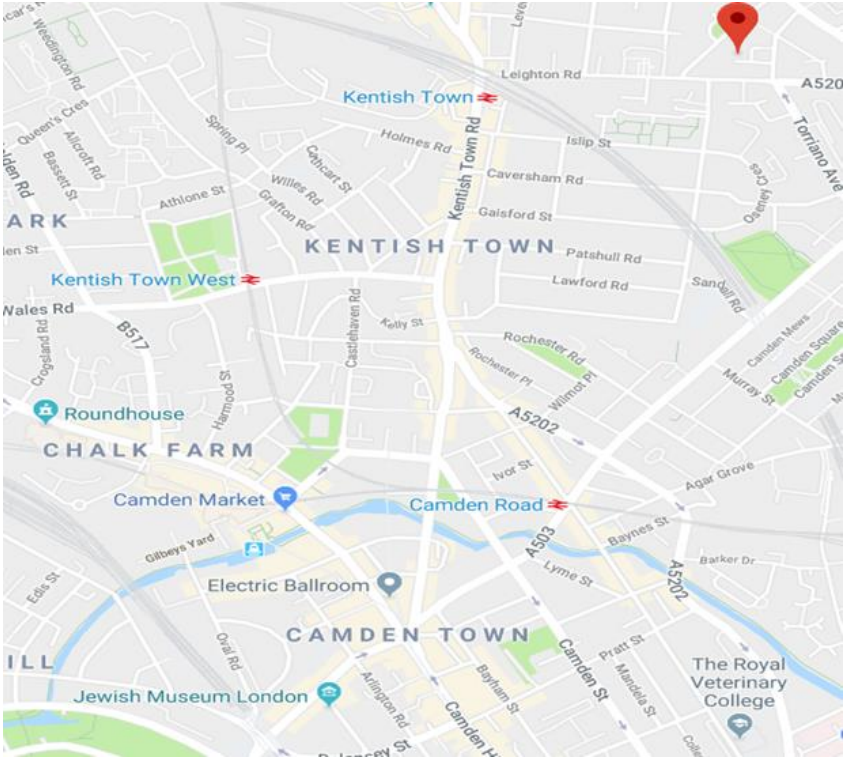
Transport links from the property are excellent with Kentish Town station (Northern line & Thameslink) situated within 0.4 miles from the property, providing easy access across London, in particular, to Euston, Kings Cross & St Pancras International stations within a 10-minute commute.

DESCRIPTION

The property comprises a two-storey self-contained office building arranged over ground, first and mezzanine floors. The accommodation is largely open plan, with some individual partitioned offices on each floor. The property benefits from air-conditioning, good natural light, perimeter trunking, kitchenette, WC & shower facilities and two car parking spaces.

The accommodation provides the following approximate net internal floor areas:

DEMISE	NIA		GIA	
	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.
Ground floor	723	67.19	828	77
First floor	699	64.97	828	77
Mezzanine level	487	45.24	667	62
Total	1,909	177.40	2,325	216



AMENITIES

- Self-contained
- Secured gated mews
- 2 car parking spaces
- Air-conditioning
- Good natural light
- Kitchenette
- WC & Shower facilities



TENURE

Freehold available with vacant possession or on a rental basis for a term to be agreed.

METHOD OF SALE

Unconditional offers for the freehold interest are invited

PRICE /RENT (plus VAT)

Price: £1,100,000

Rent: £31.50 per sq. ft.

RATES

Approx. £11.50 per sq. ft.

EPC

'B' Rating

FOR FURTHER INFORMATION PLEASE CONTACT

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