

FREEHOLD/RENT Offers excess of £600,000 Unconditional basis only with vacant possession or To let at £40 Sq. Ft Exclusive.

ENERGY PERFORMANCE ASSESSMENT RATING: An EPC is to be commissioned and will be available for inspection by interested parties.

VIEWING: Only by appointment through the Sole Agent as below:

Metin Yildirim
Salter Rex LLP
Chartered Surveyors & Estate Agents, Crown House
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AML: Under the Anti Money Laundering Regulations Act (AML), we are obliged to verify the identity of proposed Seller/s Purchaser/s prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

VAT: Under the Finance Acts 1989 and 1997 VAT may be levied on the purchase price. We recommend that the prospective buyers establish the VAT implications before entering into any agreement.

MISREPRESENTATION ACT 1967

Salter Rex for themselves and for the Vendors or Lessors of this property who's Agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of an offer or contract. Statements contained in these particulars as to this property are made without responsibility on the part of Salter Rex, the Vendors or Lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. All dimensions given are approximate only.
2. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. The Vendor or Lessor does not make or give and neither Salter Rex nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**FREEHOLD FOR SALE/TO LET SELF
CONTAINED OFFICE BUILDING
TORRIANO MEWS, NW52RZ
APPROX. 120.79 M²
(1300 SQ. FT.)**

LOCATION: The property is located in a gated mews off Torriano Avenue close to its junction with Leighton Road. The Property is located within the suburb of Kentish Town, which in turn is within the London Borough of Camden and the NW5 postal Region of North-West London.

THE PREMISES: The subject property comprises Ground Floor B1 office buildings in a gated mews known as Torriano Mews. The building has been extended on first floor level to create a further mezzanine level. The freehold includes one allocated car parking spaces.

The area is mostly mix-use predominately surrounded by Victorian period houses some which of have been converted to flats along with residential blocks. Torriano Mews itself provides a number of (B1) office buildings.

TRANSPORT/SHOPS Local shopping facilities and amenities can be found along Kentish Town Road. Main retailers include Sainsbury's, Pret-A-Manger, Starbucks, Franco Manca, Caffé Nero along with Barclays and Lloyds bank within walking proximity. Public Transport includes Kentish Town station and numerous bus routes.

ACCOMMODATION:

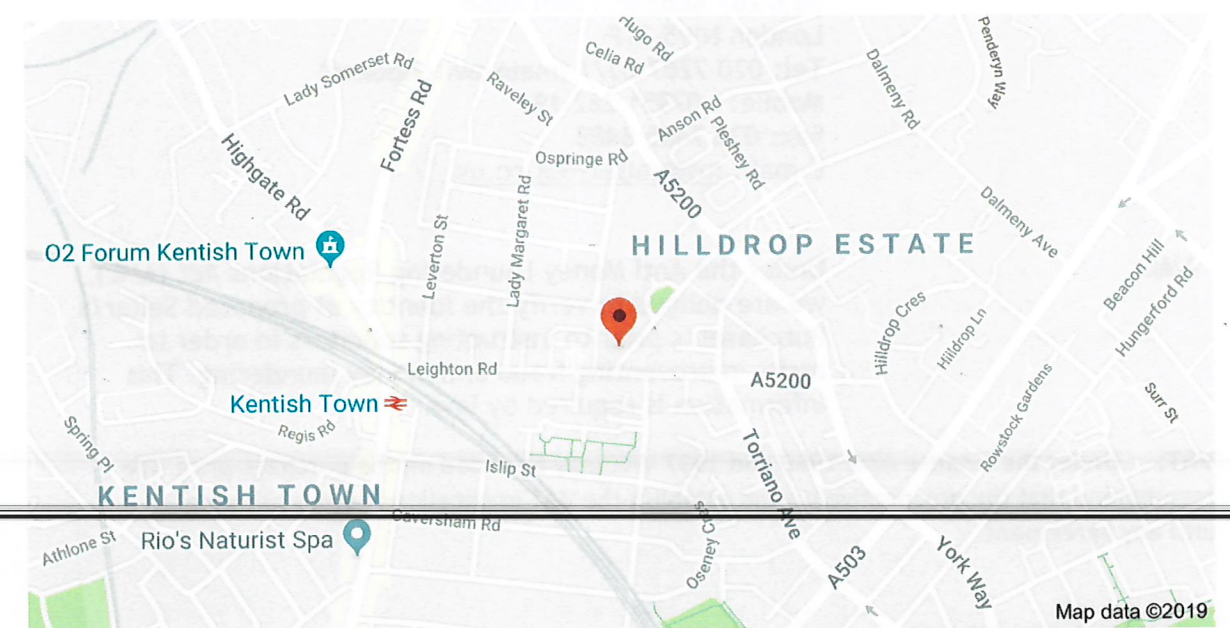
Ground Floor: Secure entrance which leads to a mainly large open plan office space with a kitchenette and a disabled access WC, stairs upto mezzanine level.

Measurements

Ground Floor	95.41 m ²	1027 sq. ft.
Mezzanine	25.36 m ²	273 sq.ft
Total Area	120.77 m ²	1300 sq. ft.

AMENITIES: Emergency Lighting
Smoke Alarm
Part High Ceiling with Skylights
Gas Central Heating
Kitchen Areas
Single Glazing
Off Street Parking
Wc

Location of the subject property.



Map data ©2019