

**KENTISH TOWN**  
**12 HIGHGATE ROAD**  
**LONDON NW5 1AS**



CHARTERED SURVEYORS

**FRONTAGES TO BOTH HIGHGATE ROAD  
& FORTRESS ROAD**

**NEW RETAIL / SHOWROOM SPACE - TO LET**

**LOCATION**

The property occupies a landmark site with frontages to Highgate Road and Fortress Road just to the north of Kentish Town Road and Kentish Town Station.

**ACCOMMODATION**

The property comprises the ground floor of a new development with accommodation approximately as follows:-

Frontage to Highgate Rd	75 ft	22.86 m
Frontage to Fortress Rd	70 ft	21.34 m
Frontage to Fortress Walk	110 ft	33.53 m
Ground Floor	6,200 sq ft	576 sq m
Mezzanine up to	4,100 sq ft	381 sq m
<b>TOTAL</b>	<b>10,300 sq ft</b>	<b>957 sq m</b>

**LEASE**

New lease for a term to be agreed.

**RENT**

Upon application depending upon size.

**TIMING**

Available now.

**RATES**

To be assessed.

**LEGAL COSTS**

Each party to be responsible for their own legal costs incurred.

**VIEWING**

By appointment only via:-

**Ian Garnham**  
**Leslie Perkins**

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

All rents and prices quoted are exclusive of VAT unless otherwise stated.

