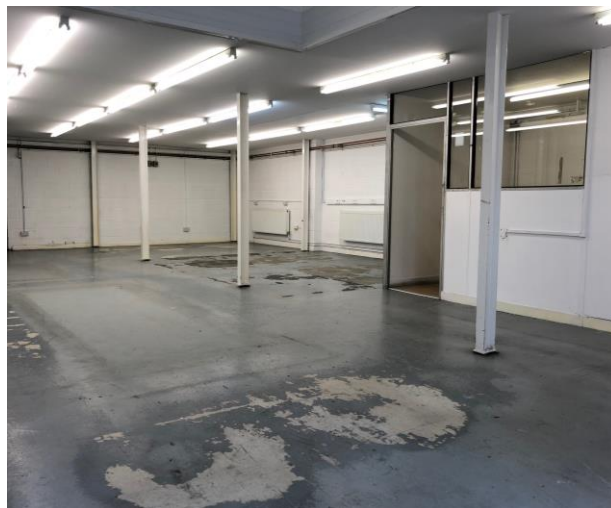


## LIGHT INDUSTRIAL / OFFICE UNITS TO LET LOCATED CLOSE TO KENTISH TOWN STATION

9-11 REGIS ROAD, LONDON, NW5 3EW

2,153 / 4,306 / 6,459 SQ. FT.



### LOCATION

The property is situated on the south side of Regis Road, a short distance from the junction with Kentish Town Road (A400). Kentish Town Main Line and Underground Station (Northern Line) is within close walking distance. Other occupiers on Regis Road include UPS, Royal Mail, Camden Household Recycling Centre, Howdens and BMW.

GOOGLE MAPS [LINK](#)



### FLOOR AREAS & QUOTING RENT

| Unit      | m <sup>2</sup> | ft <sup>2</sup> | Quoting Rent Per Annum (excl.) |
|-----------|----------------|-----------------|--------------------------------|
| Unit 9    | 200.01         | 2,153           | £35,000                        |
| Unit 10   | 200.01         | 2,153           | £35,000                        |
| Unit 11   | 200.01         | 2,153           | £35,000                        |
| All Units | 600.03         | 6,459           | £105,000                       |

## DESCRIPTION

These units form part of the Regis Road Commercial Centre and are of steel portal framed construction, arranged over 2 floors (GF + mezzanine) and benefit from roller shutter, security alarm, loading bay, WC's and kitchenette.

## AMENITIES

- Roller Shutter:
  - Width: 2.58m
  - Height: 2.92m
- Loading Bay
- Parking
- AC (Not Tested) (Unit 9)
- Kitchenette
- WC's
- Self-Contained
- Alarm System
- B1/B8 use

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

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

## EPC

Available on request.

## BUSINESS RATES

### Local Authority: Camden

Current rateable value:

Unit 9 - £32,500

Unit 10-11 - £67,500

Interested parties are advised to make their own enquires

## VIEWINGS:

Through Robert Irving Burns.

**Jaimie Grossman Tel:** 020 7927 0624

**Email:** [jaimie@rib.co.uk](mailto:jaimie@rib.co.uk)

**Henry Bacon Tel:** 020 7927 0646

**Email:** [henry@rib.co.uk](mailto:henry@rib.co.uk)

**Jonny Novick Tel:** 020 7927 6575

**Email:** [jonny@rib.co.uk](mailto:jonny@rib.co.uk)

**Or Our Joint Agents**

**Nicholas Kyriacou of MI Commercial**

**Tel :** 020 7323 9574