



**UNIT A2, 2nd FLOOR, LINTON HOUSE, 39-51
HIGHGATE ROAD, LONDON, NW5 1RS**

- Fully Refurbished
- 24 Hour Access
- Fantastic Natural Light
- Kitchenette

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



RUMSEY & PARTNERS 22 GROSVENOR SQUARE LONDON W1K 6DT
T: 020 7499 6619 F: 020 7493 2454 E: info@rumseyandpartners.co.uk

LOCATION

This substantial building is prominently located in the heart of Kentish Town, being situated on the south side of Highgate Road (B518), just off Kentish Town Road (A400).

Local shops and amenities are within walking distance. The property benefits from excellent transport links with Kentish Town and Tufnell Park Underground Stations being within easy walking distance.

SITUATION

The immediate area is mixed commercial with office and high street retail related companies predominating. The new Highgate Studios development is located directly to the right of Linton House.

DESCRIPTION

The office suite is currently being refurbished and will be ready for occupation April 2011. The demise is arranged on the north west corner of 2nd floor, benefitting from excellent natural light.

AMENITIES

- Fully refurbished
- 24-hour access
- Passenger lift
- Suspended ceilings
- Internet ports
- Wooden floors
- Superb natural light
- Kitchenette

SCHEDULE OF ACCOMODATION

Office	Sq ft	Sq m
2 nd Floor	1,270	118
Total	1,270	118

TIMING

Refurbishment works have started on site. The units will be available for occupation April 2011.

TENURE

A new flexible lease direct from the landlord for a term to be agreed.

RENT

£26,500 per annum exclusive

SERVICE CHARGE

The service charge is based on 2.35% of the total service charges on the building, and include the cost of the building insurance, cleaning and maintenance of the common parts of the building.

RATES

Business Rates: £21,250

The multiplier for the year 2010/11 is 41.4, making the rates payable for the year £8,797.50

VAT & LEGAL COSTS

VAT will be chargeable on the purchase price at the prevailing rate.

Each party to be bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Will Staniland
Rumsey and Partners
Tel: 0207 499 6619
will@rumseyandpartners.co.uk

Nick Coupe
Rumsey and Partners
Tel: 0207 499 6619
nickc@rumseyandpartners.co.uk

Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.

