

TO LET

SHORT-TERM OVERFLOW WAREHOUSE / STORAGE UNIT

SHORT & FLEXIBLE TERMS AVAILABLE



Alpha House

Regis Road, London, NW5 3EW

18,472 SQ FT (1,716.10 SQ M)

- Securely gated and fenced yard
- 5m clear eaves height rising to 7m
- Open plan layout
- 3 Phase power
- Translucent roof panels
- Bike storage
- Walking distance to Camden Lock
- Detached building
- Loading door (Due to be installed)
- Approx. 35 parking spaces
- Concrete floor
- First floor storage
- Walking distance to Kentish Town UG
- Close proximity to A1

Location

Alpha House is situated on Regis Road just off Kentish Town Road a brief walk away local amenities and from Kentish Town Underground & Overground Station (Northern Line) and Camden Road Underground & Overground Station (London Euston Line) within a mile providing excellent access into Central London. To the north lies the A1 and to the south lies the A40, alongside numerous local bus routes providing even greater access to surrounding areas.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	17,433	1,619.58
First Floor Storage	1,039	96.53
TOTAL	18,472	1,716.10
Yard Area	12,450	1,156.64

All measurements are approximate and measured on a gross internal area basis. To be confirmed by any interested parties.

Summary

Available Size	18,472 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties advised to contact the London Borough of Camden.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	C (71)

Description

The subject premises comprises a detached warehouse / storage securely gated building constructed approx. 1987 located just off Kentish Town Road. The building is situated over the ground floor with first floor storage. Access is provided via loading door serviced by a large yard area. The premises benefits from a clear height of 5m, clear open-plan layout and 3 phase power. Ample parking is available within the secured boundary of the property.

Travel Distances

A1 - 1.4 miles

A40 - 3.4 miles

Kentish Town Underground & Overground Station (Northern Line) - 0.2 miles

Camden Road Underground & Overground Station (London Euston) - 0.9 miles

Central London - 3.4 miles

Source: Google Maps

Tenure

Leasehold - Available on short-term basis, any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Planning

Only B8 uses will be considered.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewings

Through prior arrangement with sole agents Telsar.



For further information or to arrange a viewing, please contact sole agents:

Dipesh Patel
020 3333 2222
dp@telsar.com

Jack Pay
020 3333 2222
jp@telsar.com

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