



# To let

276 Kentish Town Road, Kentish  
Town Station, NW5 2AA

Places  
for  
London

 The TfL Property  
Company

Kentish Town station, located in the London Borough of Camden at the junction of Kentish Town Road (A400) and Leighton Road, serves as an interchange for both London Underground and National Rail services. It lies within Travelcard Zone 2.

The Underground station is situated on the High Barnet branch of the Northern line, while the National Rail station is served by Thameslink trains operating on the Midland Main Line. Notably, Kentish Town is the only station on the High Barnet branch offering a direct interchange with National Rail services.

## Zone 2

London Underground station



#### Description:

The subject unit is situated next to the entrance of Kentish Town Underground Station. The property spans the basement, ground, and first floors. The front entrance is secured by a roller shutter which then leads to a glass door.

#### Unit Size:

Ground Floor: 776 sq ft (72.13 sq m)

Basement: 643 sq ft (59.78 sq m)

First Floor: 4,144 sq ft (348.98 sq m)

**Total: 5,563 sq ft (516.82 sq m)**

#### Services:

Power, Water & Drainage.

#### Usage:

Retail, F&B & Services.

#### Lease:

5-10 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

#### Rent:

The rent payable to be an agreed base rent of £145,000 or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

#### Rates:

Interested parties are advised to contact the VOA directly for more information.

#### Legal Costs:

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

#### Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

#### ALL ENQUIRIES:

Victoria Davies  
Victoria.Davies@eur.cushmanwake.com

Roshni Patel  
Roshni.N.Patel@cushmanwake.com



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