

RYLAND HOUSE

24a RYLAND ROAD

KENTISH TOWN

NW5 3EH

REFURBISHED COMFORT COOLED OFFICE SUITE – 2,415 SQ FT

Location

The building is prominently situated at the junctions of Wilkin Street, Grafton Road and Ryland Road, just a few minutes walk from Kentish Town West Overground (serving Richmond to Stratford) along with Kentish Town (Northern Line) Underground Station which is approximately 10 minutes walk away and Chalk Farm (Northern Line) Underground Station which is approximately a 12 minute walk from the property.



Description

Forming part of the Ground floor, the accommodation is accessed through a shared/manned reception and benefits from window frontage to three sides. The approximate net internal floor area is 2,415 sq ft.

Features

Prominent Building	Self contained toilets
New comfort cooling	Raised floor
Manned Reception	24 hour access
DDA Compliant	Good natural light

Lease A new lease from the freeholder is available for a term to be agreed.

Rent **£36.50 per sq ft** per annum exclusive of outgoings and VAT

Service Charge Approximately **£4 psf**

IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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www.brahamgood.co.uk

Established 1971

Registered in England No. OC306578

Rates Approximately **£15.50 per sq ft**. Interested parties should make their own enquiries.

EPC To be confirmed

Legal Costs Each party are to bear their own legal costs involved in the transaction.

Viewing By appointment through joint sole letting agents

RIB

Jamie Grossman **Henry Bacon**
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Braham Good

Paul Gold **Andrew Rosen**
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March 2018