



## The Maple Building, 39-51 Highgate Road, London, NW5 1RT

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915 SQ FT 'MEDIA' STYLE OPEN PLAN OFFICE TO LET

- Stunning ground floor reception and concierge
- Excellent natural light throughout
- Three entrances
- Bike racks
- Excellent floor to ceiling height throughout
- Communal WC's and kitchenette
- Comprehensively refurbished
- Air conditioned throughout

## Overview.

915 SQ FT EX WAREHOUSE 'MEDIA' STYLE OPEN PLAN OFFICE TO LET

## Location.

The Maple Building occupies a prominent position on Highgate Road. Kentish Town, Gospel Oak, and Tuffnell Park stations are all within a short walking distance providing excellent connectivity to Central London and the wider Boroughs.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Part Ground Floor	915	85.01	Available
Total	915	85.01	

## Specification.

Stunning ground floor reception and concierge, Excellent floor to ceiling height throughout, Excellent natural light throughout, Communal WC's and kitchenette, Three entrances, Comprehensively refurbished, Bike racks, Air conditioned throughout.

## Financials.

Rent	£27.50 per sq ft
Rates Payable	£12.50 per sq ft Estimated - rates to be assessed
Service Charge	£5.00 per sq ft
EPC Rating	Upon Enquiry

## Terms.

New lease direct from the Landlord for a term by arrangement.

Flexible leases available.

## Contacts.

### Bailey Crouch

020 7647 4049 | 07901 229626  
bc@lorenzconsultancy.com

### Andrew Knights

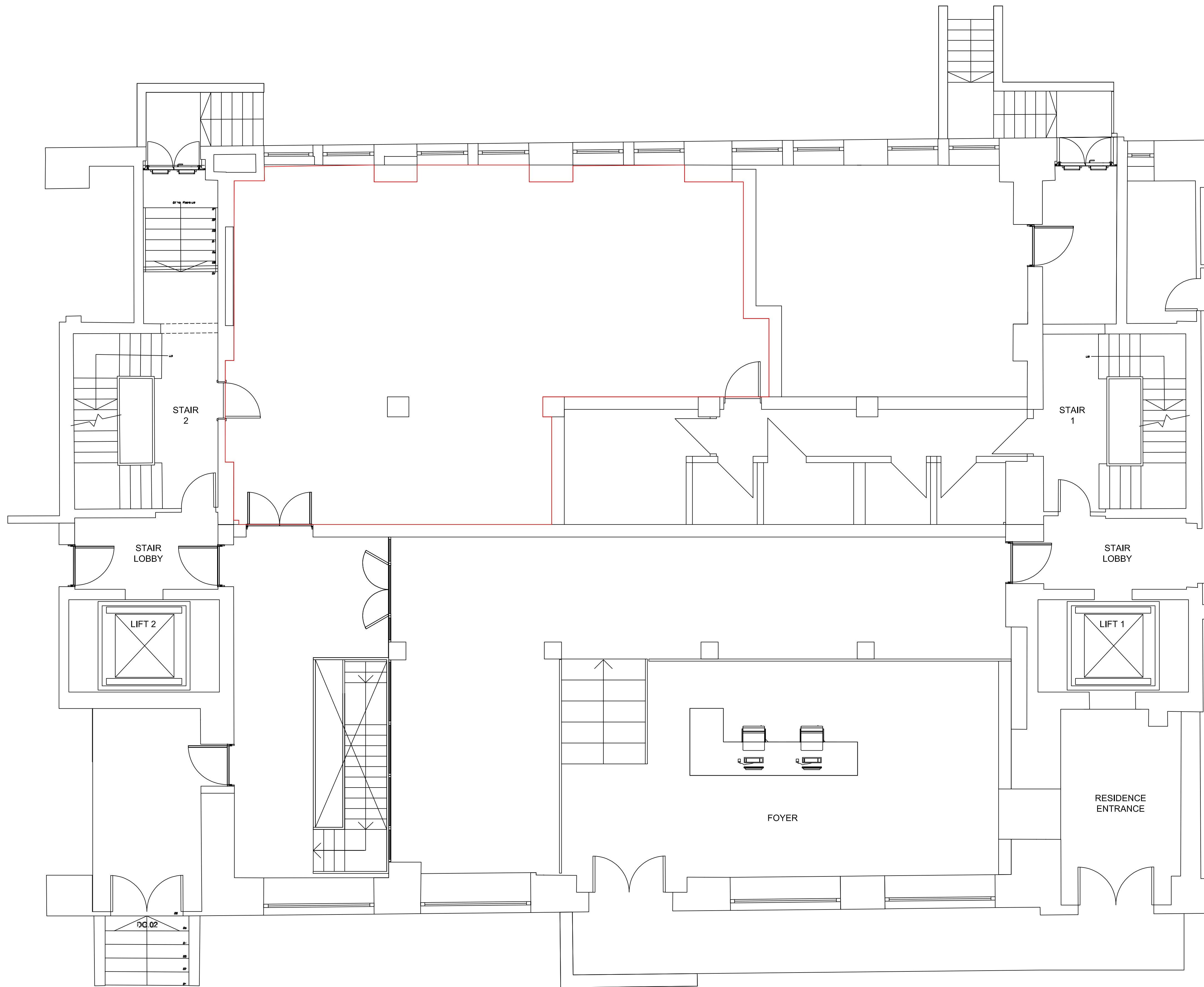
020 7647 4043 | 078257 42853  
ak@lorenzconsultancy.com



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 WROTHAM BUSINESS PARK  
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 Tel. 020 8275 1095 Fax. 020 8440 8542  
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 Website. www.ips-interiors.co.uk

CLIENT  
 LORENZ CONSULTANCY

SITE  
 THE MAPLE BUILDING  
 29-51 HIGHGATE ROAD  
 LONDON  
 NW1 1TL

TITLE  
 GROUND FLOOR  
 REAR OFFICE

PROJECT N° Q

DRG. NO. **29HGR**

SCALE 1:50@A1

DATE 1st DECEMBER 2020

DRAWN C.BASSETT

REV	DATE	DESCRIPTION