



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

930 SQ FT | 1,190 SQ FT | 2,770 SQ FT | 4,890 SQ FT CLASS E  
UNITS TO LET

Available as a whole or individual units

- Class E premises - various uses considered
- Fantastic natural light throughout
- Self contained entrances
- 24/7 access and security
- Bike store
- Excellent floor to ceiling height throughout
- Parking available via separate negotiation
- Stunning reception with 24/7 concierge

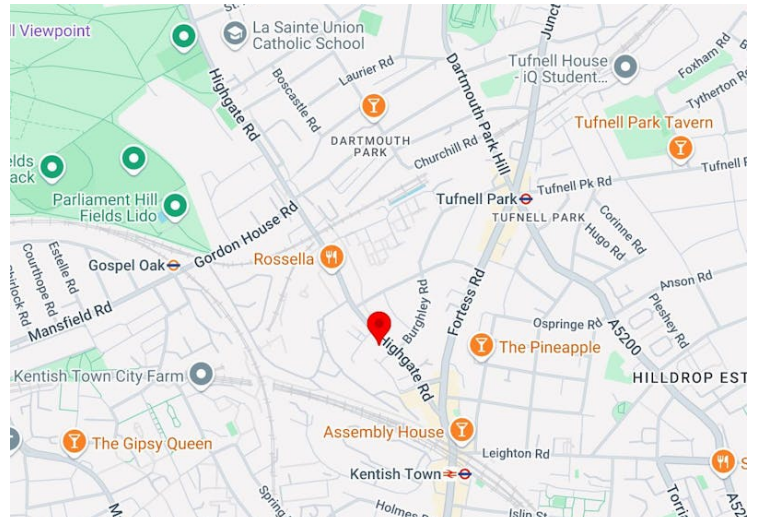
## Overview.

930 SQ FT | 1,190 SQ FT | 2,770 SQ FT | 4,890 SQ FT CLASS E  
UNITS TO LET Available as a whole or individual units

The Maple Building is a striking ex warehouse building which was converted to residential. The ground and lower ground floors provide commercial use with a mix of occupiers. The available space comprises 1,190 sq ft on the ground floor and 3,700 sq ft on the lower ground floor, which can be taken as two individual units of 930 sq ft and 2,770 sq ft respectively. Class E premises open to a variety of users.

## Location.

The Maple Building is located on the West side of Highgate Road, a short walk from Kentish Town station (Northern line and Thameslink national rail). Kentish Town is a vibrant area of London with many amenities including an eclectic mix of food and beverage operators.



## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year
Ground	1,190	110.55	£46	£13.88	£7.64	£67.52	£6,695.73	£80,348
Lower Ground	930	86.40	£32.50	£6.02	£7.64	£46.16	£3,577.40	£42,928.80
Lower Ground	2,770	257.34	£32.50	£6.41	£7.64	£46.55	£10,745.29	£128,943.50
Total	4,890	454.29	£37	£8.77	£7.64	£53.41	£21,018.42	£252,221.10

## Terms.

New lease(s) direct from the Landlord for a term by arrangement - flexible lease terms available.

## Contacts.



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Ground Floor



Ground Floor



Lower Ground Floor - 2,770 sq ft



Lower Ground Floor - 2,770 sq ft



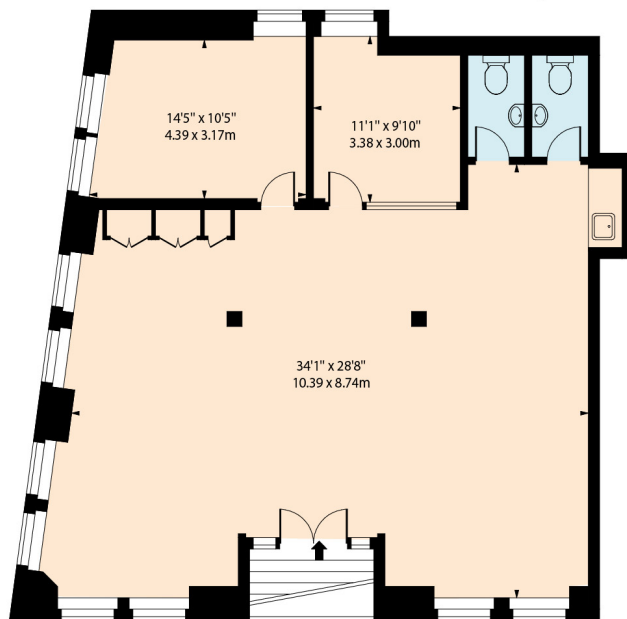
Lower Ground Floor - 930 sq ft



Lower Ground Floor - 930 sq ft

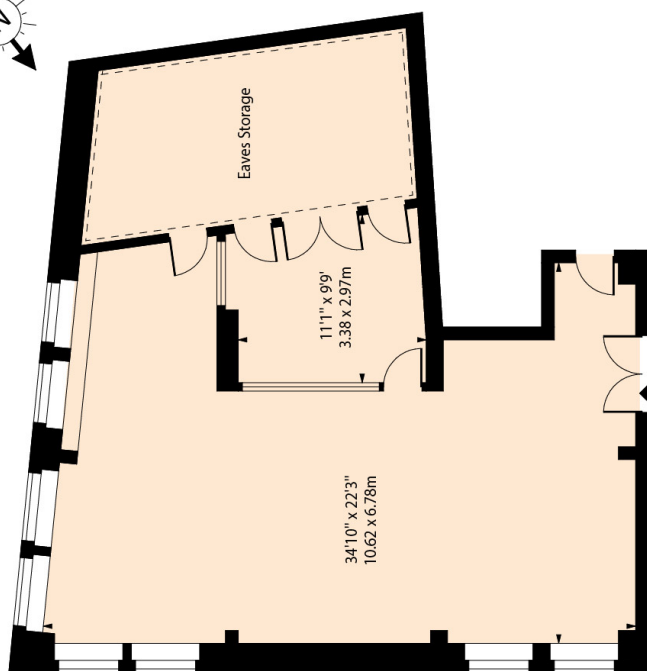
## Ground Floor Plan

Maple Building,  
Highgate Road, NW5 1RT

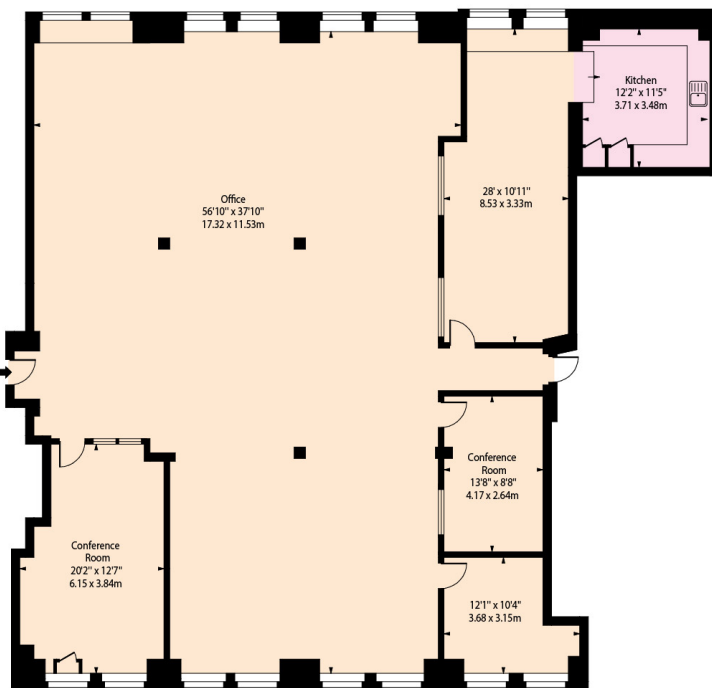


Raised Ground Floor

## Lower Ground Floor Plans



Lower Ground Floor - 930 sq ft



Lower Ground Floor - 2,770 sq ft