

**Alexander  
Reece  
Thomson**

**Light & Characterful Warehouse Style Office Opportunity  
to suit Owner Occupiers  
FOR SALE**



**1 Hampshire Street  
Kentish Town, London, NW5 2TE  
Estimated GIA: 8,252 Sq. Ft. / 766.6 Sq. M. (approx.)**

## LOCATION

The property is located in Kentish Town, on the east side of Hampshire Street, close to the junction with Torriano Avenue. The transport links are excellent with Kentish Town Station (Thameslink & Northern Line) 0.5 miles to the west and Caledonian Road Station (Piccadilly Line) 0.7 miles to the east.

## DESCRIPTION

The subject property currently comprises a two storey light industrial building arranged over ground and first floors with a front loading / delivery area. The building comprises a GIA of 610 sq. m. or 6,566 sq. ft (approx.).

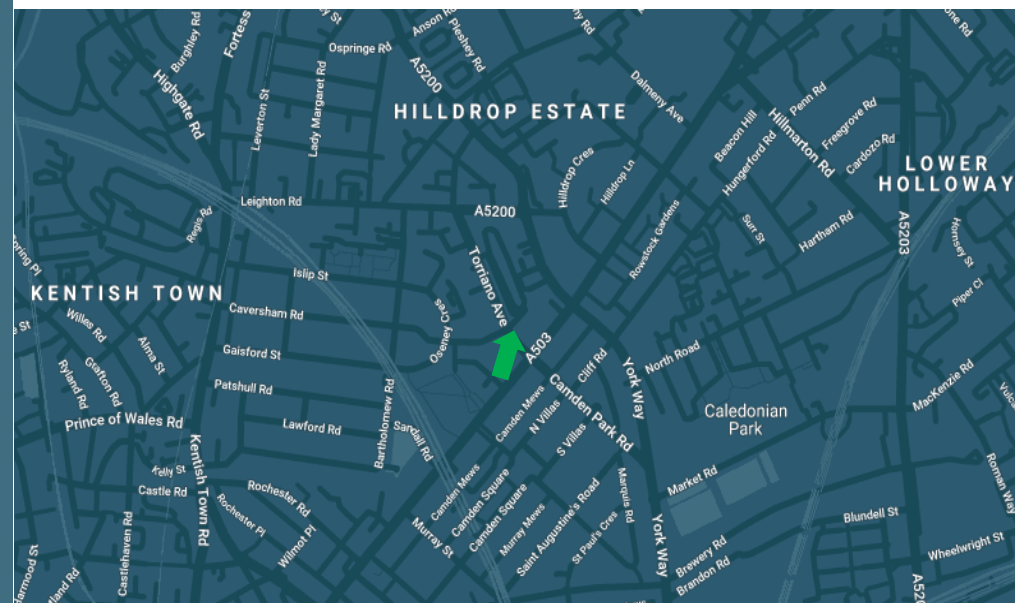
Our client has prepared plans to converted the existing building to a characterful B1(a) office building comprising approximately 440.4 sq. m. on the ground floor and 326.2 sq. m. on the first floor (in total 766.6 sq. m / 8,252 sq. ft) approx. the office building will benefit from a front courtyard, excellent natural light and high ceilings.

## PLANNING

The property currently benefits from B1(c) use. We understand that the proposed office scheme can be implemented under permitted development rights. Furthermore, the property benefits from 2 x planning permissions; Planning permission (Ref: 2017/2883/P) has been granted to provide a 4 storey building with 334 sq. m. of commercial floorspace (Class B1) and 16 residential units (5 x two bed, 6 x one bed and 5 x three bed) (Class C3) with terraces at front and rear following demolition of existing photographic studio (Class B1c) and planning permission (Ref: 2017/70/70/) has been granted to convert the property from light industrial (B1c) to residential (C3) to provide 14 (13 x one bed and 1 x two bed) units.

## PROPOSAL (Subject to contract)

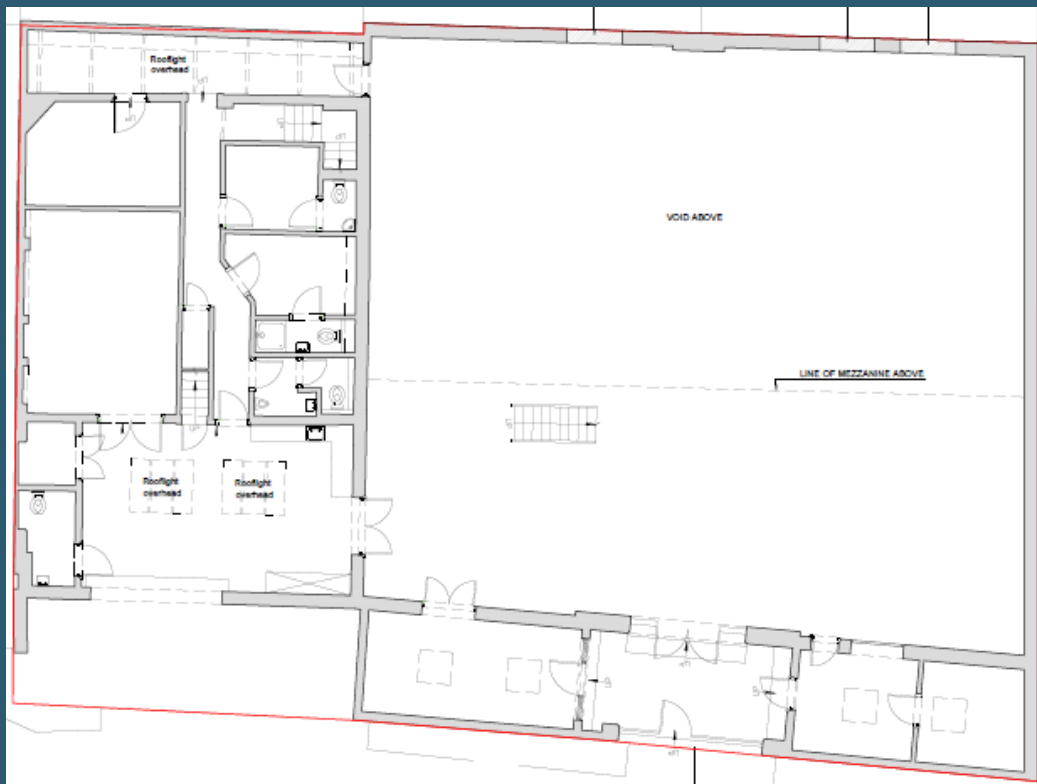
- (a) To sell the property in its current condition at £5,500,000;
- (b) To sell the site as a converted vacant office building (approx. 8,252 sq. ft) in shell and core condition at £6,000,000.
- (c) To sell the site as a vacant office building with all Cat A works undertaken including M&E, raised floor and all services (ready for the Tenant's Cat B fit out) at £6,350,000.





**Existing Ground Floor Plan**

**Existing First Floor Plan**



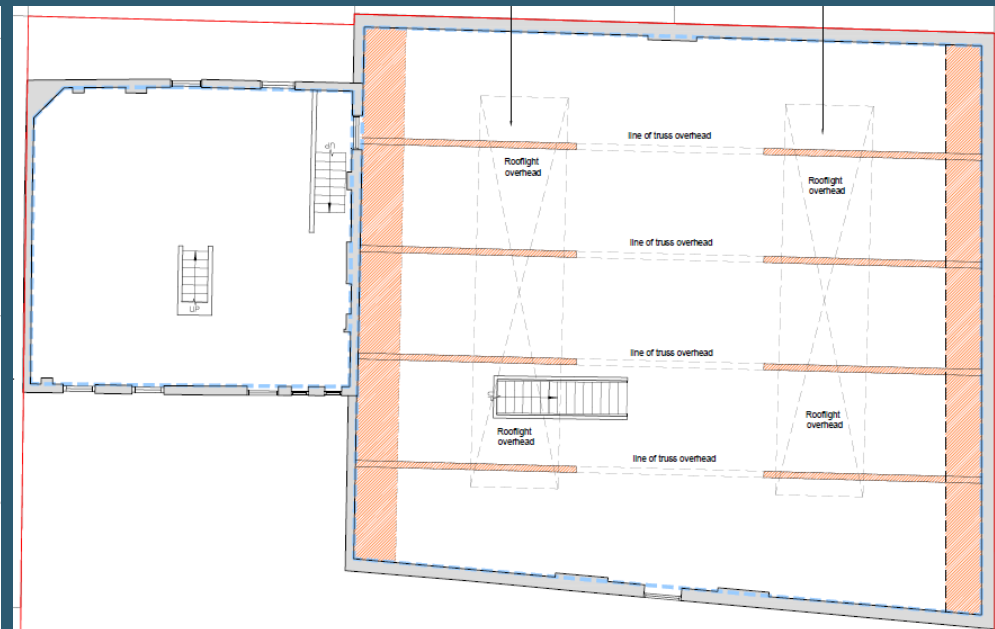
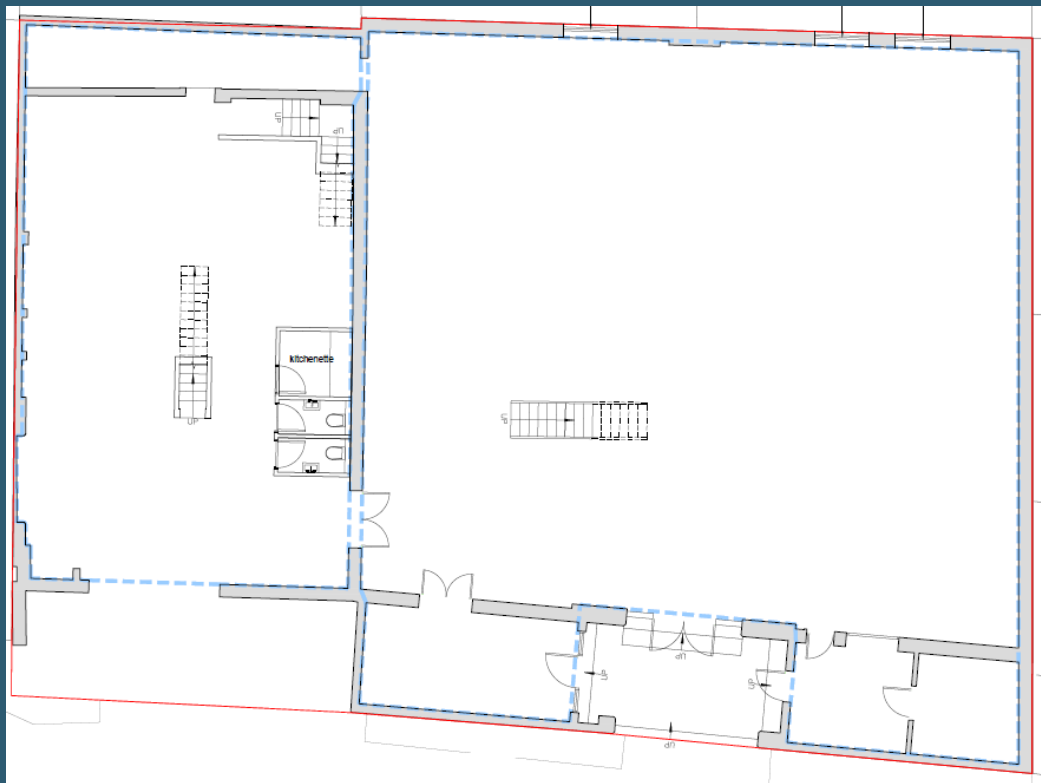
\*The floor plans are not to scale

**Existing Floor Areas (GIA)**

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	466	5,016
First Floor	144	1,550
Total Gross Internal Area	610	6,566

**Proposed Ground Floor Plan**

**Proposed First Floor Plan**



**Proposed Floor Areas (GIA)**

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	440.4	4,740
First Floor	326.2	3,512
Total Gross Internal Area	766.6	8,252

\*The floor plans are not to scale

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

**Seb Norman**  
020 7034 3395  
sebnorman@artsurveyors.co.uk

**Oliver Hayes**  
020 7034 3390  
oliverhayes@artsurveyors.co.uk

**Hattie Salkeld**  
020 7034 3391  
hattiesalkeld@artsurveyors.co.uk