



Kentish Town 3,242 sq ft - 15,469 sq ft



15,469 sq ft of offices to let, set within an industrial-chic style warehouse conversion, located within close proximity of Kentish Town West and Kentish Town stations.



## **SPECIFICATION**

# **STRIKING WAREHOUSE CONVERSION WITH ORIGINAL INDUSTRIAL FEATURES**

Floor	Sq Ft	Sq M
4	1,820	169
3	3,262	303
2	3,283	305
1	3,242	301
GF	2,915	271
GF Reception	318	30
LGF	630	59
Total	15,469	1,438







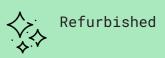






↑ Raised Floors



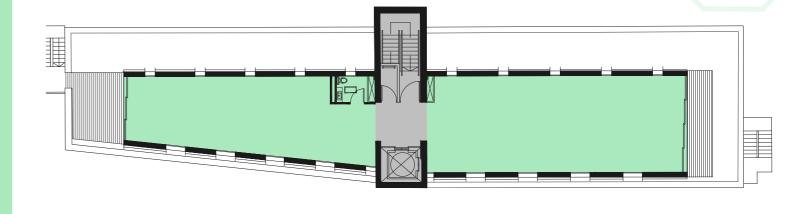




Architecturally Designed Staircase

# FORMER PIANO FACTORY BENEFITTING FROM VOLUME, LIGHT & CHARACTER

**4TH FLOOR** 

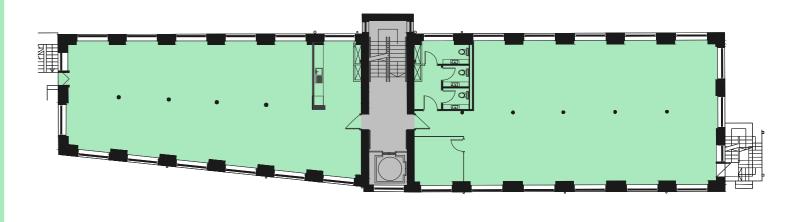


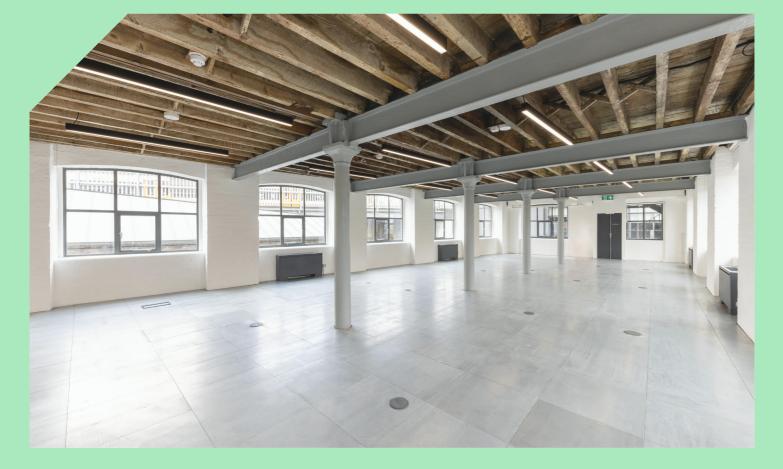
The Piano Factory offers refurbished warehouse accommodation on lower ground to 4th floors. It provides character office space in open plan together with a fully fitted ground floor meeting room suite, lower ground break out area and a kitchen and meeting room on the 4th floor.



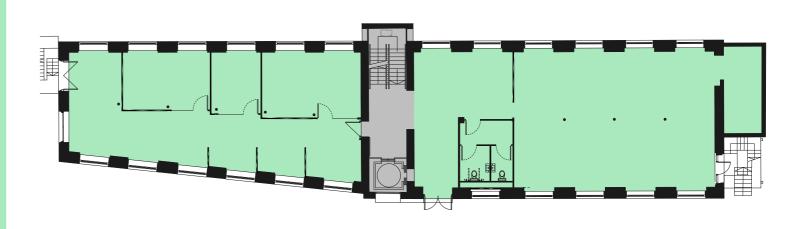
**TYPICAL UPPER** 

3,283 sq ft | 305 sq m





**GROUND FLOOR** 2,915 sq ft | 271 sq m



THE PIANO FACTORY





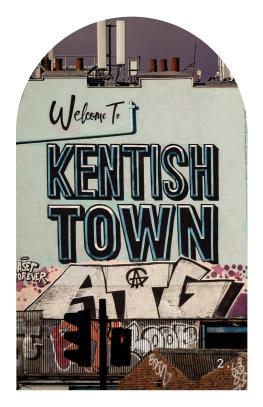








# IN THE HEART OF KENTISH TOWN, ONE OF LONDON'S MOST VIBRANT AREAS.



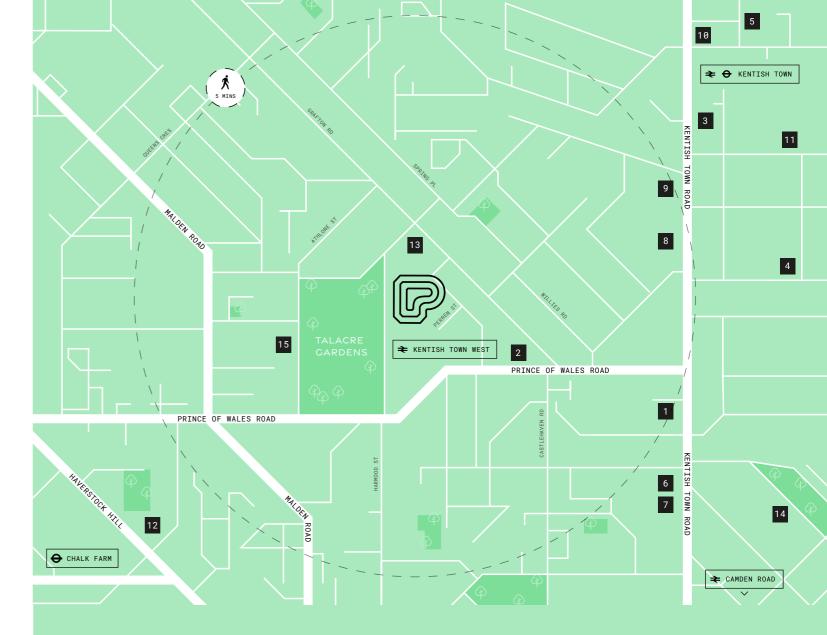


The Rabbit Hole
Kentish Town Street Art

- 3. Boma Garden Centre
- 4. Camden Town Brewery
- 5. Kentish Town West Station







### DRINK

- Doppio Coffee 1.
- 2.
- 3. Knowhere Special
- 4. The Lion and Unicorn
- The Pineapple 5.

#### DINE

6.

8.

9.

10.

- The Fields Beneath

- - Albion's
- Arancini Br 7.

  - Bengal Lanc E. Mono
    - The Rabbit

### **TRAVEL TIMES**



### UNWIND

	11.	Boma Garden Centre	
rothers	12.	In Motion	
cer	13.	Lunar Cycles	
	14.	Natural Health	
Hole	15.	St Pancras Boxing Club	

 Kings Cross Farringdon
Tottenham Court Road Waterloo
Old Street Dalston Junction
 Chiswick



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