

Newly Refurbished
Flexible Lease Terms



SPECTRUM HOUSE

32-34 Gordon House Road, Gospel Oak, London, NW5 1LP



LEASE TERM

A new lease is available directly from the Landlord.

DESCRIPTION

This converted warehouse provides bright, newly refurbished and creative media style office spaces. Most of the studios are self-contained and have their own entrances onto the central courtyard. All units benefit from new comfort cooling, timber flooring and metal perimeter trunking.

AMENITIES

- Newly refurbished
- New comfort cooling
- Timber floors
- Metal perimeter trunking
- Fitted kitchenette
- Fitted options available
- Passenger lift
- Demised WC's
- Demised showers (depending on the unit)
- Communal showers
- Communal Kitchen
- Cycle storage
- Bookable meeting rooms
- Showers
- Car parking
- Gym onsite
- EPC - TBC

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Unit 6	2,252	POA	POA	£4.00	POA	Available
Unit 13	1,129	POA	POA	£4.00	POA	Available
Unit 14	1,614	POA	POA	£4.00	POA	Available
Unit 16	962	POA	POA	£4.00	POA	Available
Unit 17	1,798	POA	POA	£4.00	POA	Available
Unit 18	1,118	POA	POA	£4.00	POA	Available



CONTACT

Harry James

T: 020 79938075

M: 07597415549

hj@theworkplacecompany.co.uk

Cécile Drugeon

T: 0203 319 5813

cd@theworkplacecompany.co.uk



2nd Floor, 112 Clerkenwell Road, London, EC1M 5SA

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AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Unit 19	1,152	POA	POA	£4.00	POA	Available
Unit 20	1,650	POA	POA	£4.00	POA	Available
Unit 32	290	POA	POA	£4.00	POA	Available
Unit 36	366	POA	POA	£4.00	POA	Available
Unit 38-39	493	POA	POA	£4.00	POA	Available
Unit 44	203	POA	POA	£4.00	POA	Available



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