

Lonic.

# Rankin Studio

110-114 Grafton Road, NW5



7,000sq ft. of architectural office space.

**Stunning multifunctional studio and office space**





Comprising a stunning Ground Floor Studio with 4.5m floor to ceiling heights, plus first floor offices designed to provide an executive suite, meeting room and open plan space for up to 30 desks.

Benefit from abundant natural light from 3 sides. The space also includes 2-3 private parking spaces, making large deliveries and driving to work a simple and feasible option.

Both floors have been refurbished to an exceptionally high standard, providing a large kitchen, dressing room, showers, a dramatic reception/waiting area with 6m high ceilings. 110 - 114 Grafton Road has everything you would expect from a high quality studio space.

**This just might be the most exciting building in NW5.**

## Amenities

What's included:



Reception & Waiting Area



Breakout Space



Great Natural Light



Fully Fitted



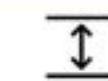
Dressing Room



Demised Kitchen



Meeting Room



4.5m Ceiling Heights

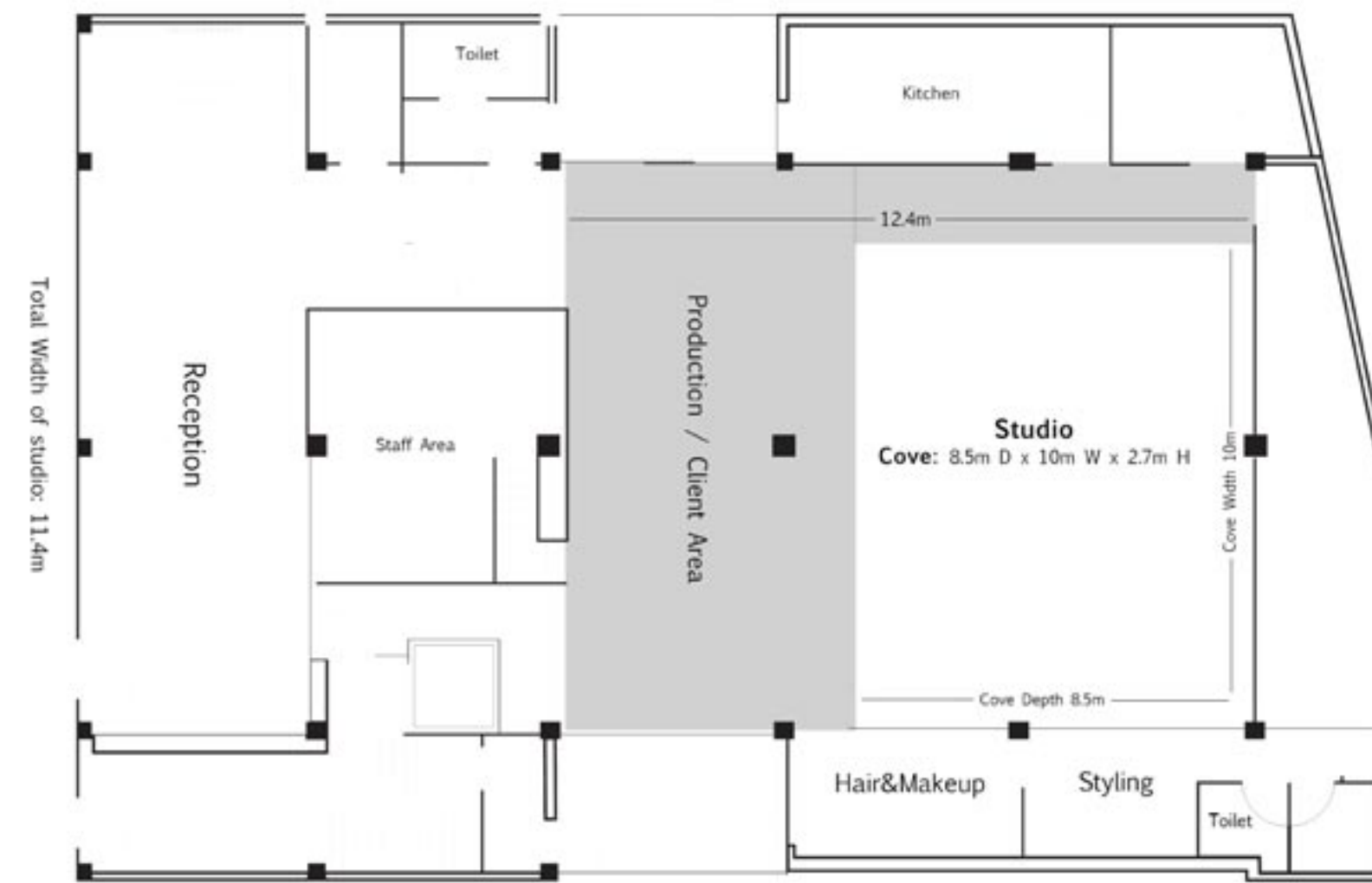


Studio Rail System



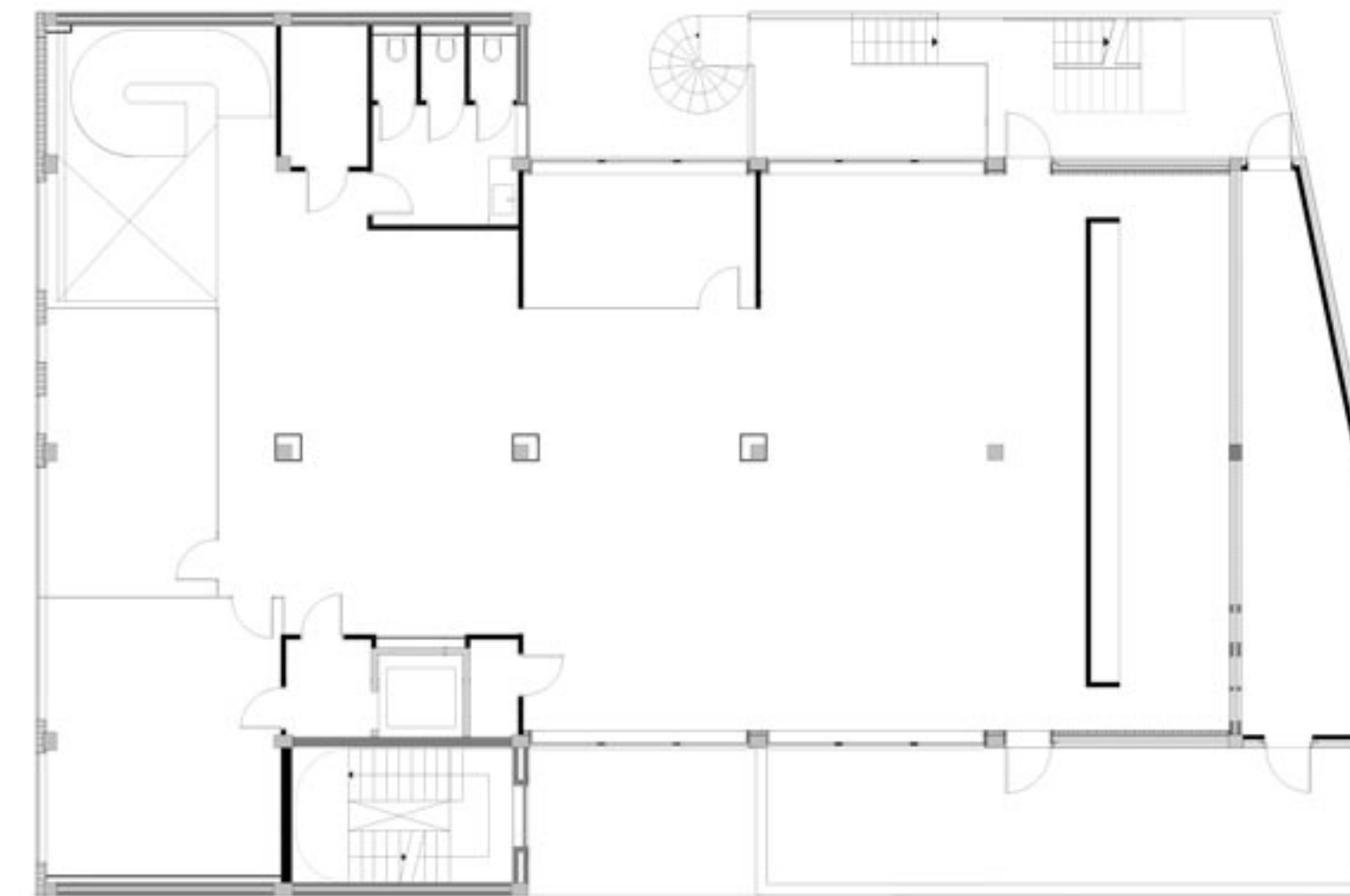


110 - 114 Grafton Road, Kentish Town, NW5



Ground Floor

4,000 sq ft



First Floor

3,000 sq ft

## Rent

£27.50psf

## Rates

c. £14psf

## Service Charge

£5psf

**A new 999 year lease could be available.**

For enquiries, contact [rmf@lonic.uk](mailto:rmf@lonic.uk)



Situated in the heart of Kentish Town, 110-114 Grafton Road captures the vibrant spirit of this creative neighborhood.

Bursting with artistic energy, Kentish Town is a blend of diverse cultures, boutique cafes, and beautiful galleries, making it perfect for creatives seeking their next studio space.

# Local Amenities

## Food and Drink

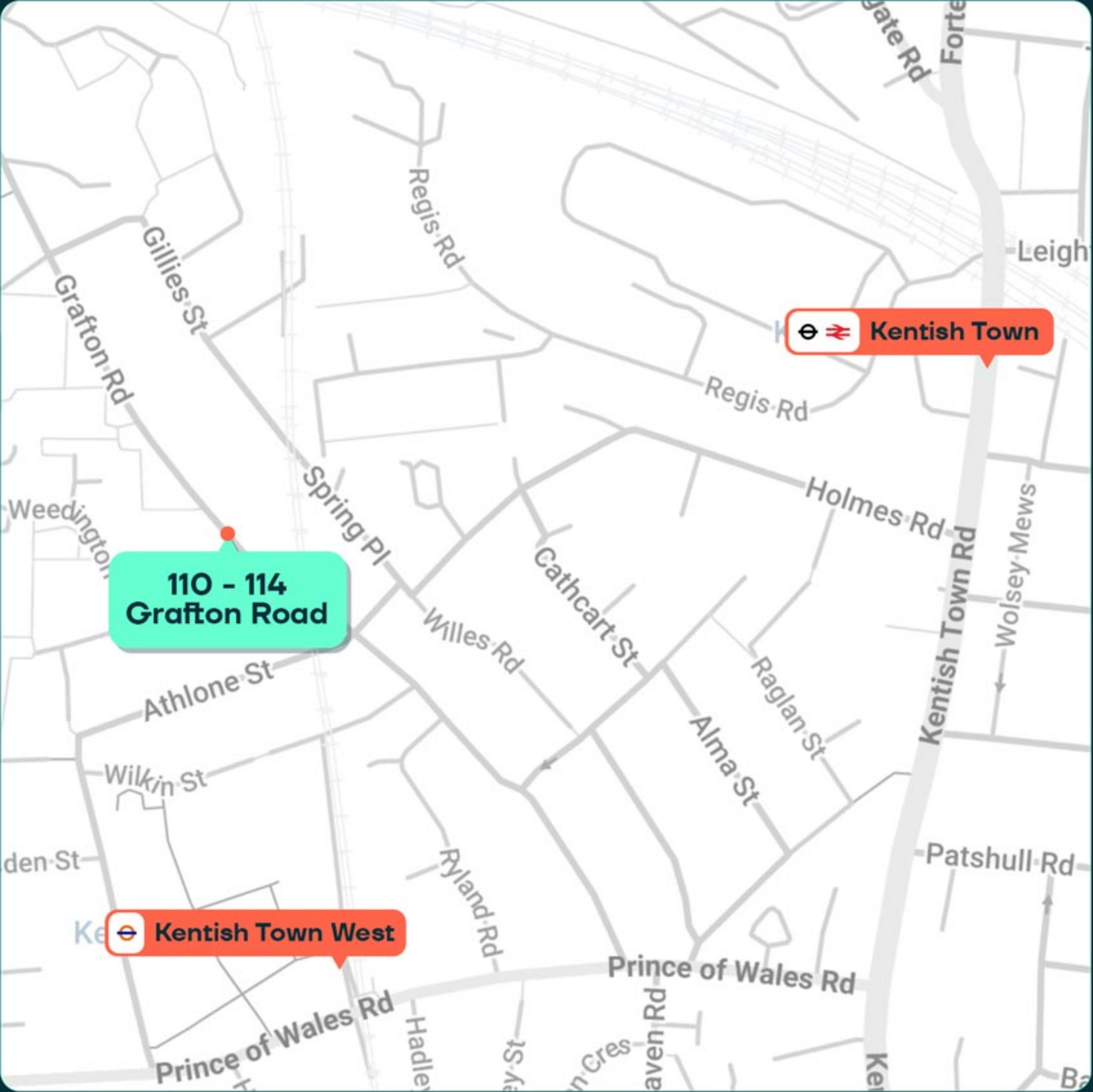
- 01 Pho Ta Vietnamese Street Food
- 02 All Seasons Sushi & Oriental
- 03 Kiki Restaurant
- 04 GAIL's Bakery
- 05 Yumi Bubble Tea
- 06 Caliendo's Gelato
- 07 Sainsbury's Local
- 08 Tesco Express
- 09 Wild IS Earth
- 10 Neighbourhood Organic
- 11 Cremma Camden
- 12 Troy Cafe Restaurant
- 13 Kami
- 14 Tonkotsu Kentish Town
- 15 Babuji
- 16 Kossoffs
- 17 McDonalds
- 18 Chilli Flames Kentish Town

## Leisure

- 01 Rio's Health Spa
- 02 The Parakeet Pub
- 03 Assembly House
- 04 Camden Town Brewery Beer Hall
- 05 Lion and Unicorn

## Travel

- 01 Kentish Town West
- 02 Kentish Town





# Lonic.

## Welcome to Kentish Town.

Contact us to arrange a viewing via:

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