

**metruís**

# **THE GARAGE, HILLWAY**

**KENTISH TOWN**

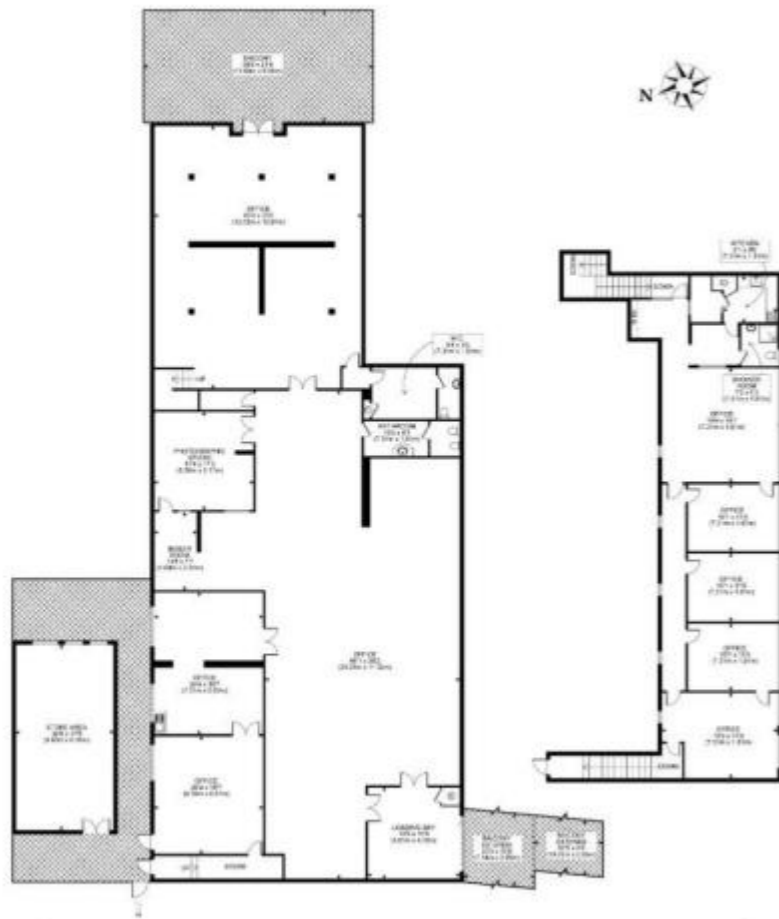
**PERIOD WAREHOUSE AVAILABLE TO LET**







THE GARAGE, HILLSIDE, HILLWAY, N6



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## ACCOMMODATION

Historically used during the WWII to house the cars used to carry the Home Front ladies up the hill into Highgate Village, the Garage is a landmark warehouse located at the junction of the Holly Lodge Estate and Swains' Lane.

Swain's Lane, off Highgate Hill has a village feel with shops including Pauls Bakery, Kalender and Tesco express located immediately adjacent to the Garage. Hampstead Heath and the Ponds are situated just across Highgate Road. Highgate Studios are a short walk away, with amenities including Pizza East and Chicken Shop, whilst Kentish Town is a 10 minute walk or short bus ride with amenities including House Kitchen

The corner site of Swain's Lane and Highgate Hill has recently been granted permission for a mixed use retail and residential scheme. The building itself comprises a warehouse building offering c.8,000 sq. ft. over ground and mezzanine level. Bare walls and ceiling heights of between 3 and 5 metres, leave plenty of room for imagination. There is a generous private courtyard to the rear which also includes a c.650 sq. ft. annex / studio space. There dual access and parking from Hillway and Church Walk with the latter providing a loading bay.

## SIZE

8,396 sq. ft.

## PLANNING

B1 (secondary planning class A1).

## TIMING

Available for immediate occupation

## EPC

EPC available upon request

## CONNECTIVITY

Gospel Oak - 0.7mi

Tuffnell Park - 0.8mi

Archway - 0.8mi

Kentish Town - 1.0mi

Hampstead Heath - 1.0mi

## FEATURES

- Original former warehouse building
- 5m ceiling heights at the top of the eaves with 3m at the lowest point
- Potential for bespoke fit-out for incoming tenants
- Private courtyard areas
- Separate annex/studio space
- Mezzanine level providing c.1,600 sq ft
- Loading bay
- Parking
- Dual access





## CONTACT

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