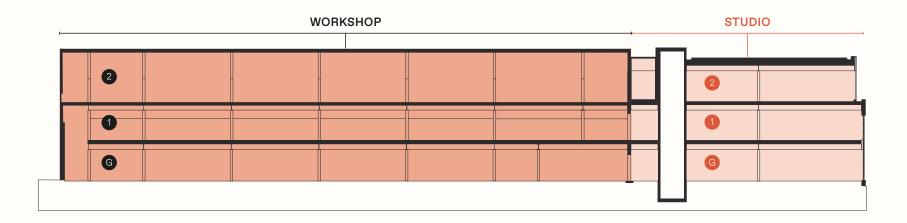
# FORTESS MORKS

AN INSPIRING OFFICE DEVELOPMENT SITUATED IN THE CHARACTERFUL AREA OF KENTISH TOWN, ONCE THE PIANO MANUFACTURING DISTRICT OF THE WORLD



### SCHEDULE OF AREAS

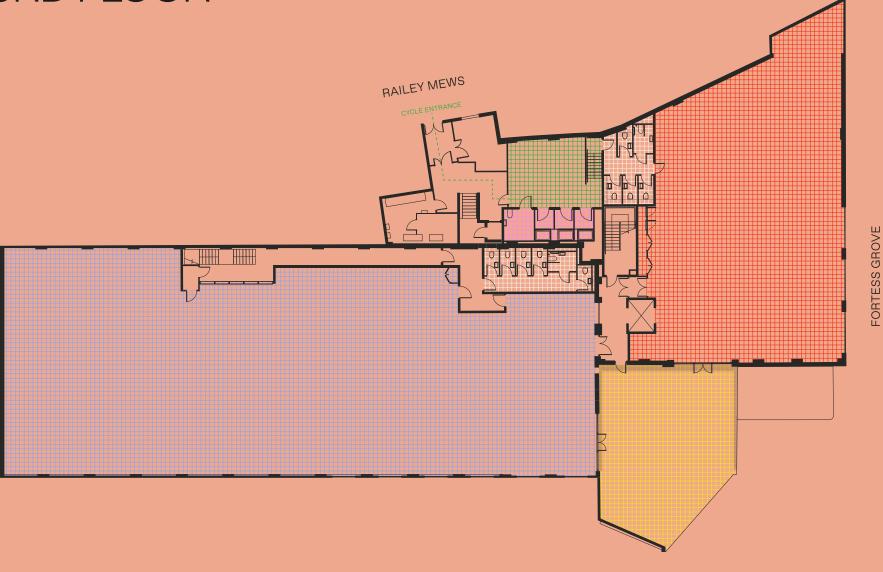


WORKSHOP	AVAILABLE SPACE
2 LEVEL 2	3,098 SQ FT / 288 SQ M
1 LEVEL 1	6,614 SQ FT / 614 SQ M
G GROUND	8,004 SQ FT / 744 SQ M
TOTAL	17,716 SQ FT / 1,646 SQ M

STUDIO	AVAILABLE SPACE
2 LEVEL 2	2,983 SQ FT / 277 SQ M
1 LEVEL1	3,714 SQ FT / 345 SQ M
G GROUND	3,743 SQ FT / 348 SQ M
TOTAL	10,440 SQ FT / 970 SQ M

02—THE BUILDING

### FLOOR PLAN GROUND FLOOR

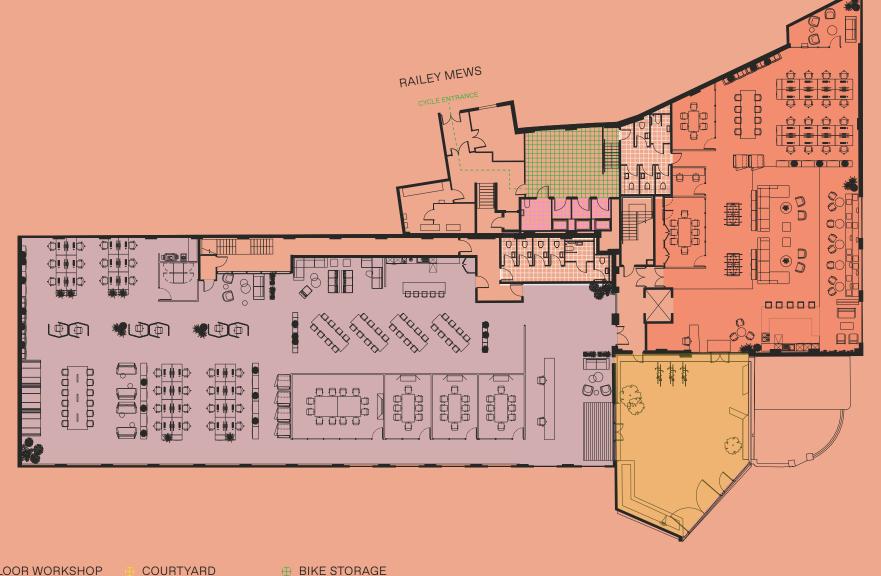


- GROUND FLOOR WORKSHOP 8,004 sq ft / 744 sq m
  - VORKSHOP COURTYARD
    q m 1,450 sq ft / 135 sq m
- BIKE STORAGEx36 cycle spaces

- ⊕ GROUND FLOOR STUDIO 3,743 sq ft / 348 sq m

SHOWERS x4 showers

## INDICATIVE SPACE PLAN GROUND FLOOR

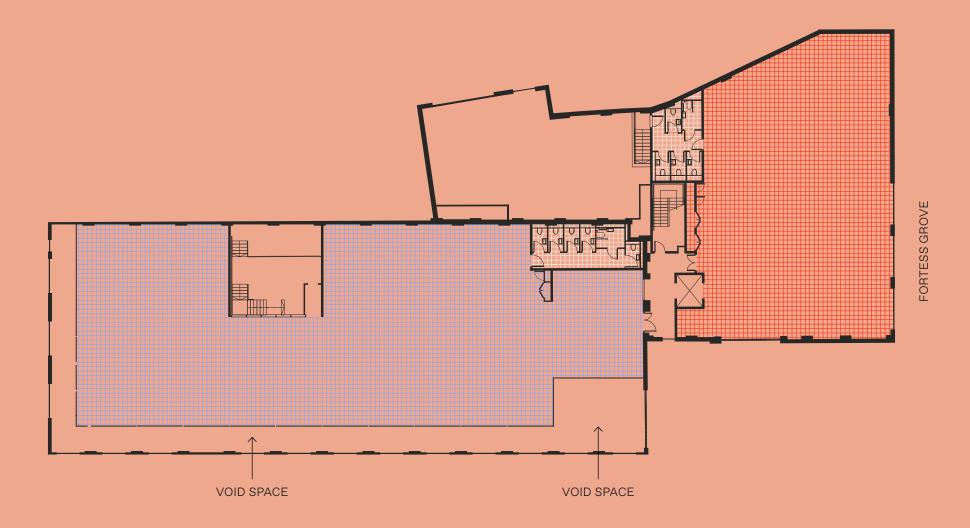


- GROUND FLOOR WORKSHOP 8,004 sq ft / 744 sq m
- ⊕ GROUND FLOOR STUDIO 3,743 sq ft / 348 sq m
- COURTYARD 1,450 sq ft / 135 sq m
  - ) sq ft / 135 sq m x36 cycle spaces

SHOWERS x4 showers

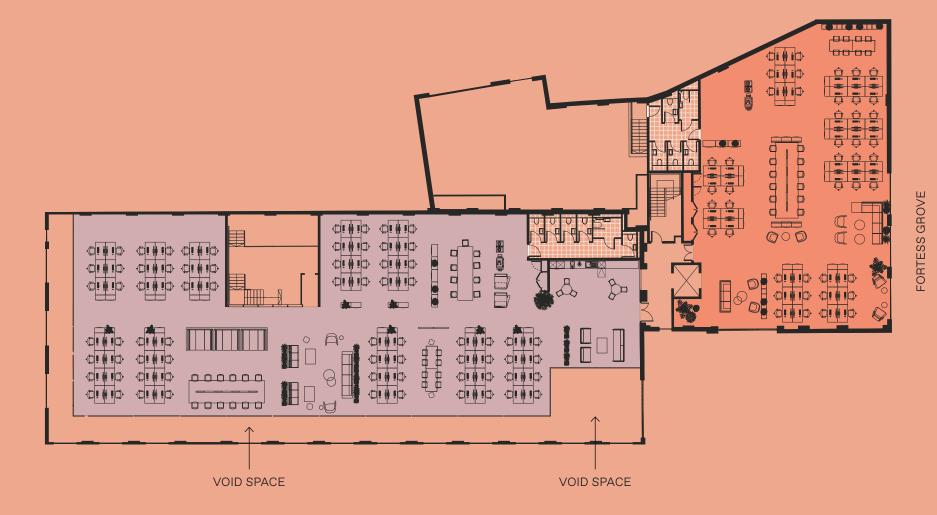
FORTESS GROVE

#### FLOOR PLAN LEVEL 1



LEVEL 1 WORKSHOP 6,614 sq ft / 614 sq m LEVEL 1 STUDIO3,714 sq ft / 345 sq m

### INDICATIVE SPACE PLAN 1 FVFI 1



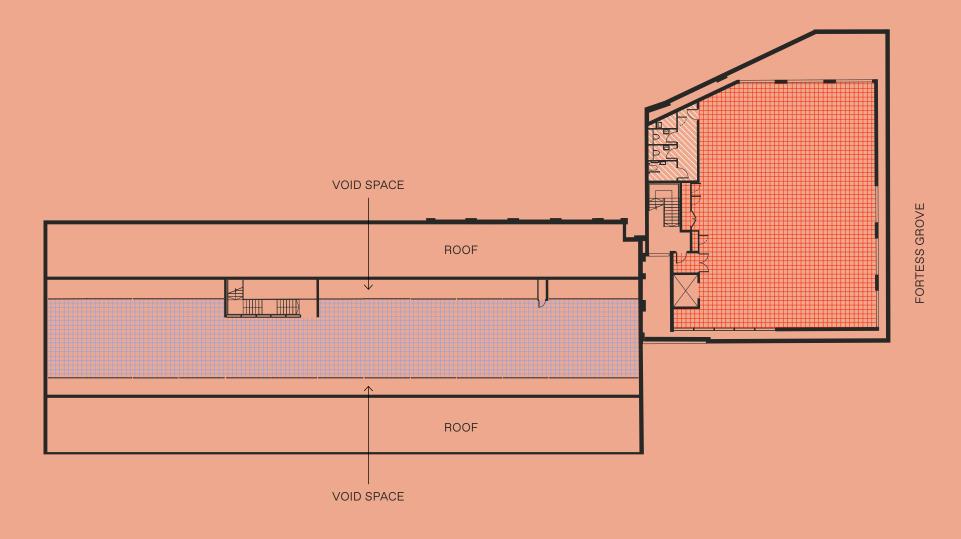
LEVEL 1 WORKSHOP 6,614 sq ft / 614 sq m

LEVEL 1 STUDIO3,714 sq ft / 345 sq m

z

10M

### FLOOR PLAN LEVEL 2

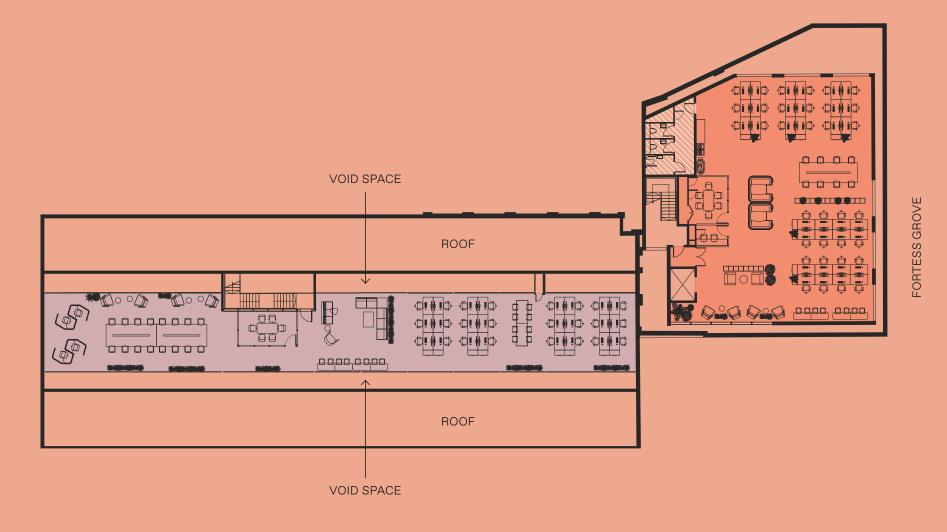


LEVEL 2 WORKSHOP 3,098 sq ft / 288 sq m ⊕ WC'S x3

LEVEL 2 STUDIO2,983 sq ft / 277 sq m

z-O - 10M

### INDICATIVE SPACE PLAN LEVEL 2



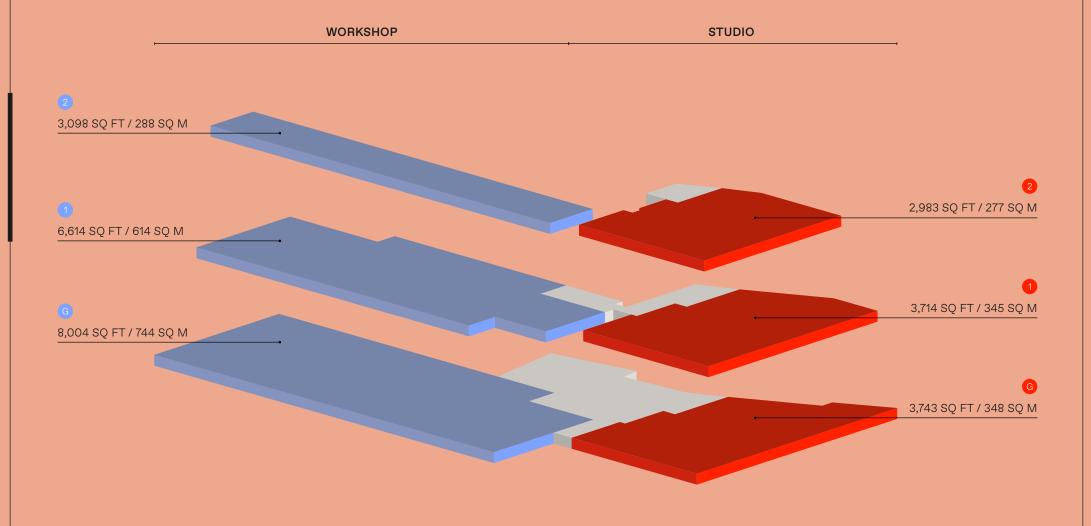
LEVEL 2 WORKSHOP 3,098 sq ft / 288 sq m ⊕ WC'S x3

LEVEL 2 STUDIO2,983 sq ft / 277 sq m

z-() •

10M

### **OVERVIEW**



OVERVIEW

#### **AGENTS**

Rent: £49.50 / Ft<sup>2</sup>

Service Charge: £3.00 / Ft<sup>2</sup> Approx. Business Rates: £12.00 - £14.00 / Ft<sup>2</sup> Approx. (Tenant Responsibility) COMPTON



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Joshua Miller jm@compton.london 020 7101 2020 07917 725365

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JONES LANG LASALLE



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