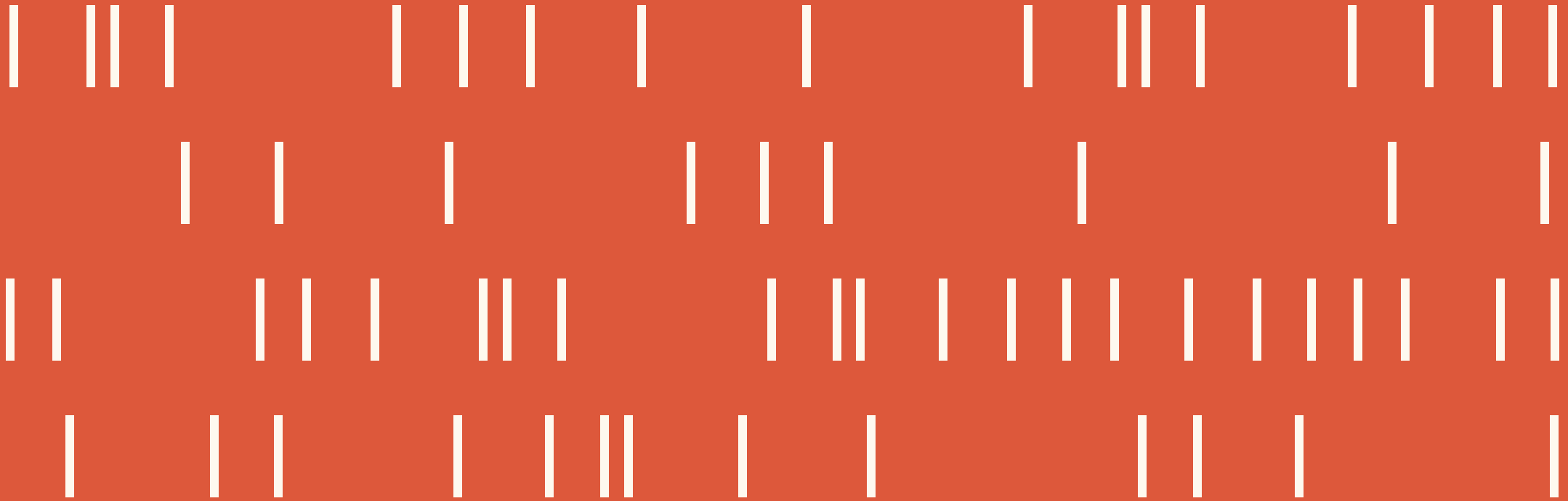


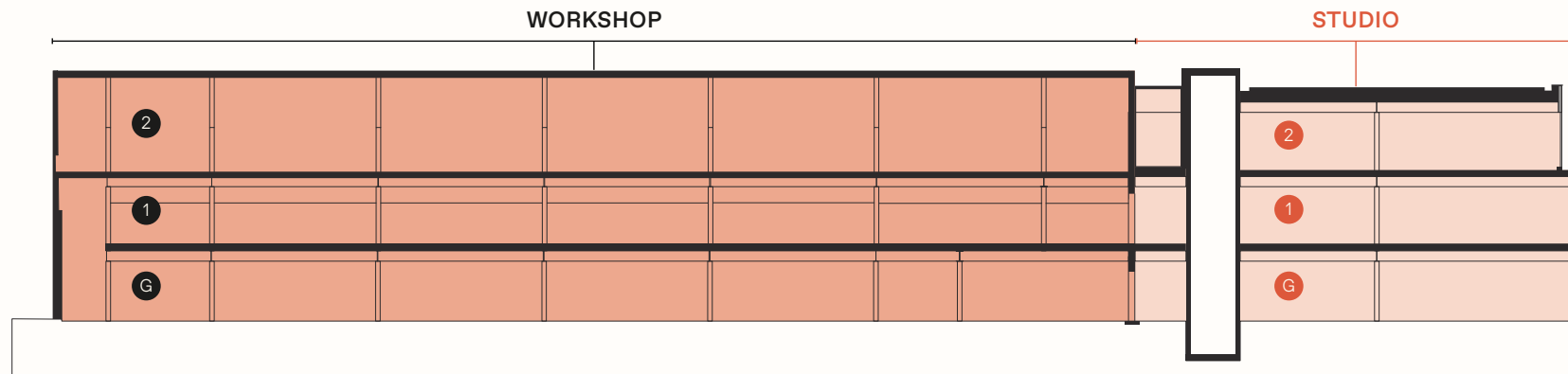
FORTESS WORKS

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



FLOOR PLANS

SCHEDULE OF AREAS

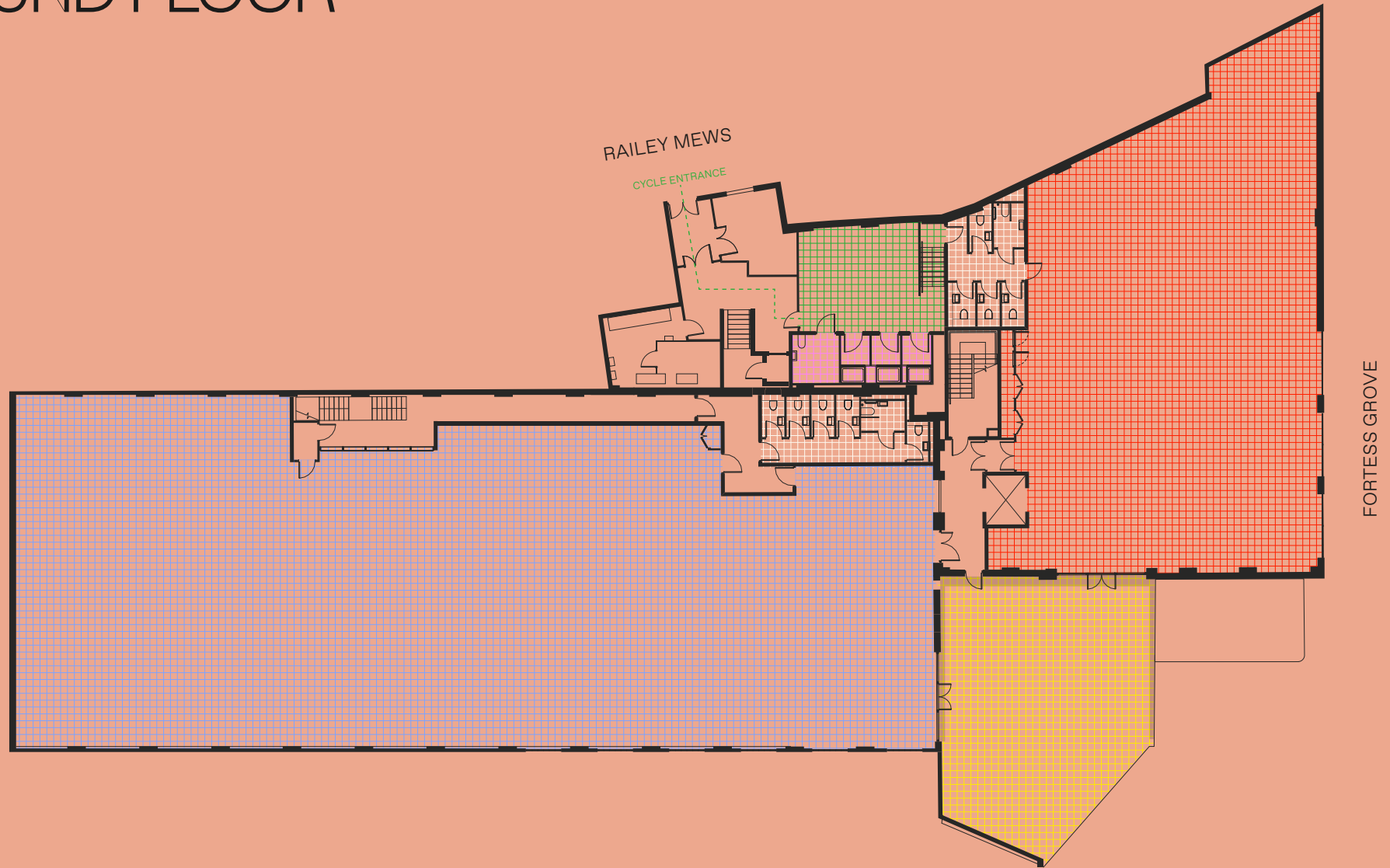


WORKSHOP	AVAILABLE SPACE
2 LEVEL 2	3,098 SQ FT / 288 SQ M
1 LEVEL 1	6,614 SQ FT / 614 SQ M
G GROUND	8,004 SQ FT / 744 SQ M
TOTAL	17,716 SQ FT / 1,646 SQ M

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

FLOOR PLAN

GROUND FLOOR



⊕ GROUND FLOOR WORKSHOP
8,004 sq ft / 744 sq m

⊕ COURTYARD
1,450 sq ft / 135 sq m

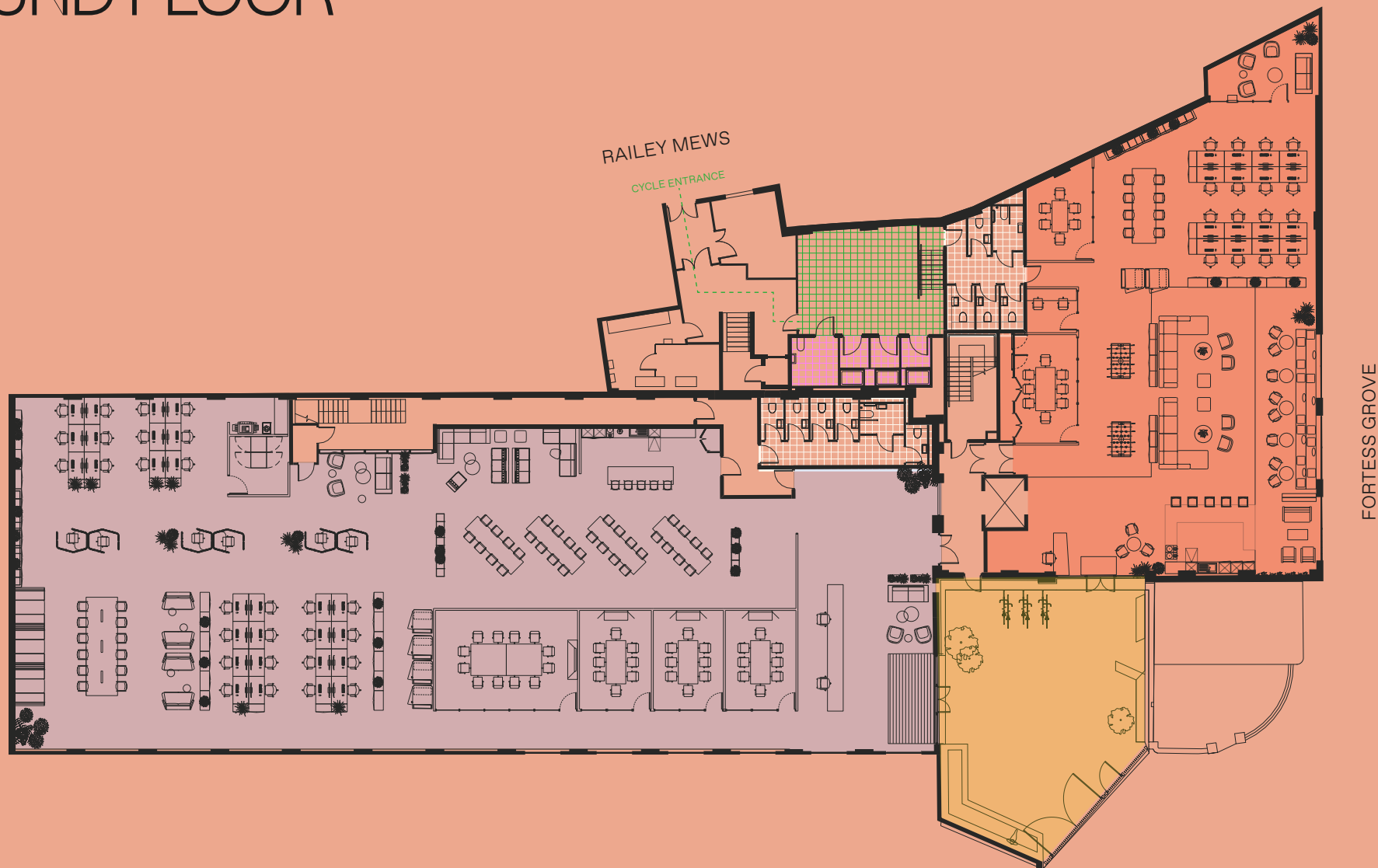
⊕ BIKE STORAGE
x36 cycle spaces

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

⊕ WC'S
x12

⊕ SHOWERS
x4 showers

INDICATIVE SPACE PLAN GROUND FLOOR



⊞ GROUND FLOOR WORKSHOP
8,004 sq ft / 744 sq m

⊞ COURTYARD
1,450 sq ft / 135 sq m

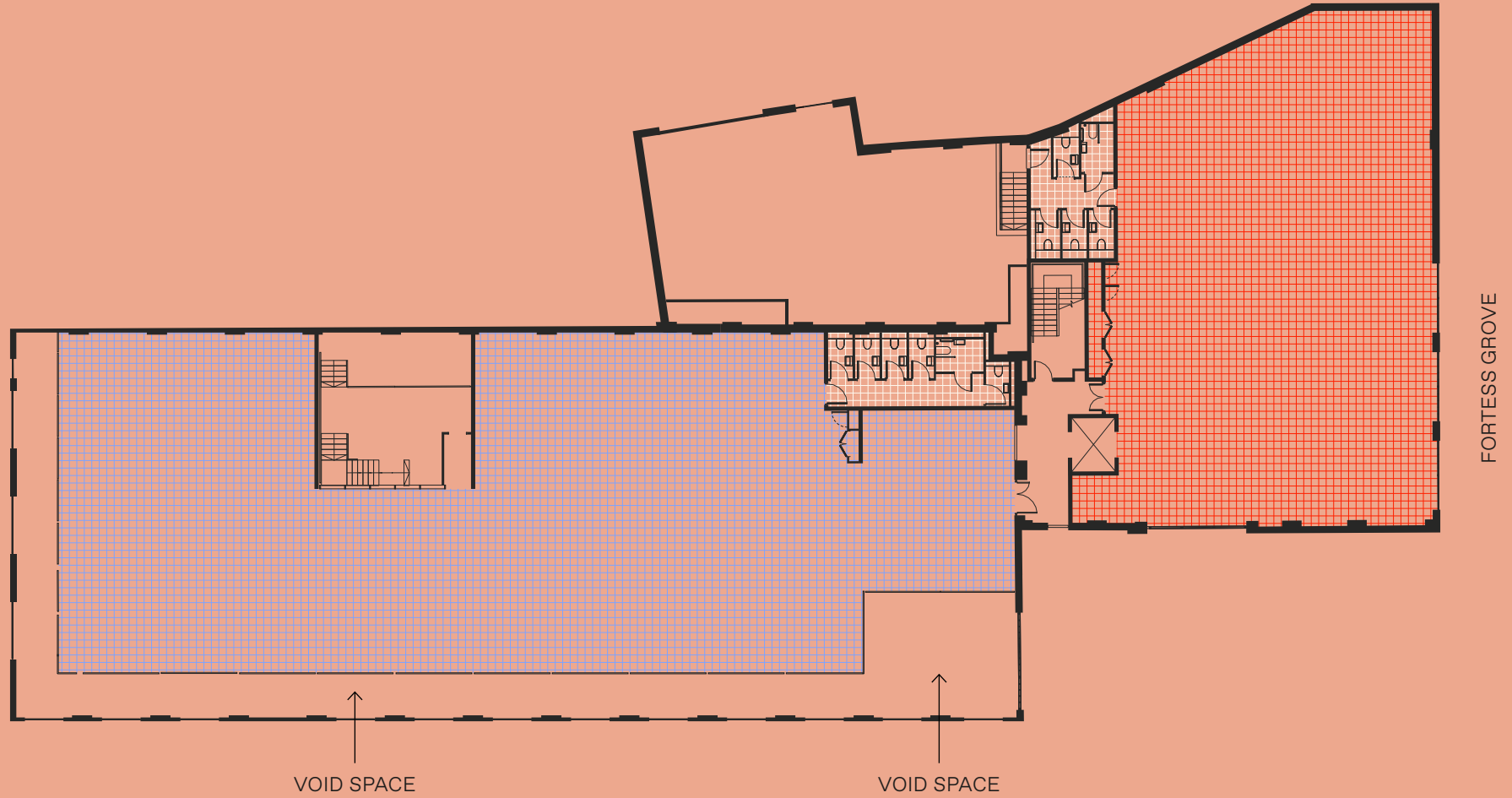
⊞ BIKE STORAGE
x36 cycle spaces

⊞ GROUND FLOOR STUDIO
3,743 sq ft / 348 sq m

⊞ WC'S
x11

⊞ SHOWERS
x4 showers

FLOOR PLAN LEVEL 1

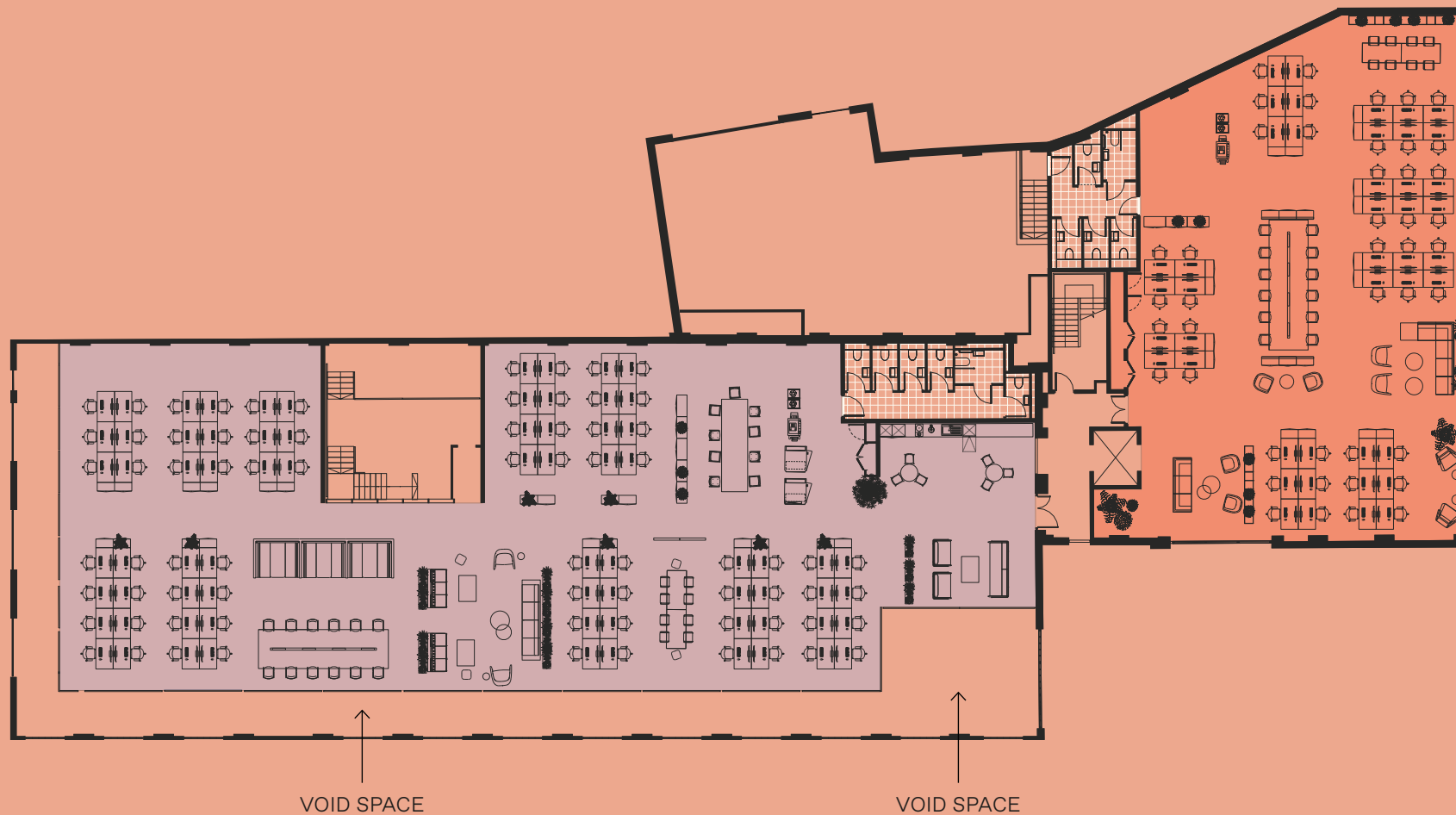


⊕ LEVEL 1 WORKSHOP
6,614 sq ft / 614 sq m

⊕ WC'S
x11

⊕ LEVEL 1 STUDIO
3,714 sq ft / 345 sq m

INDICATIVE SPACE PLAN LEVEL 1



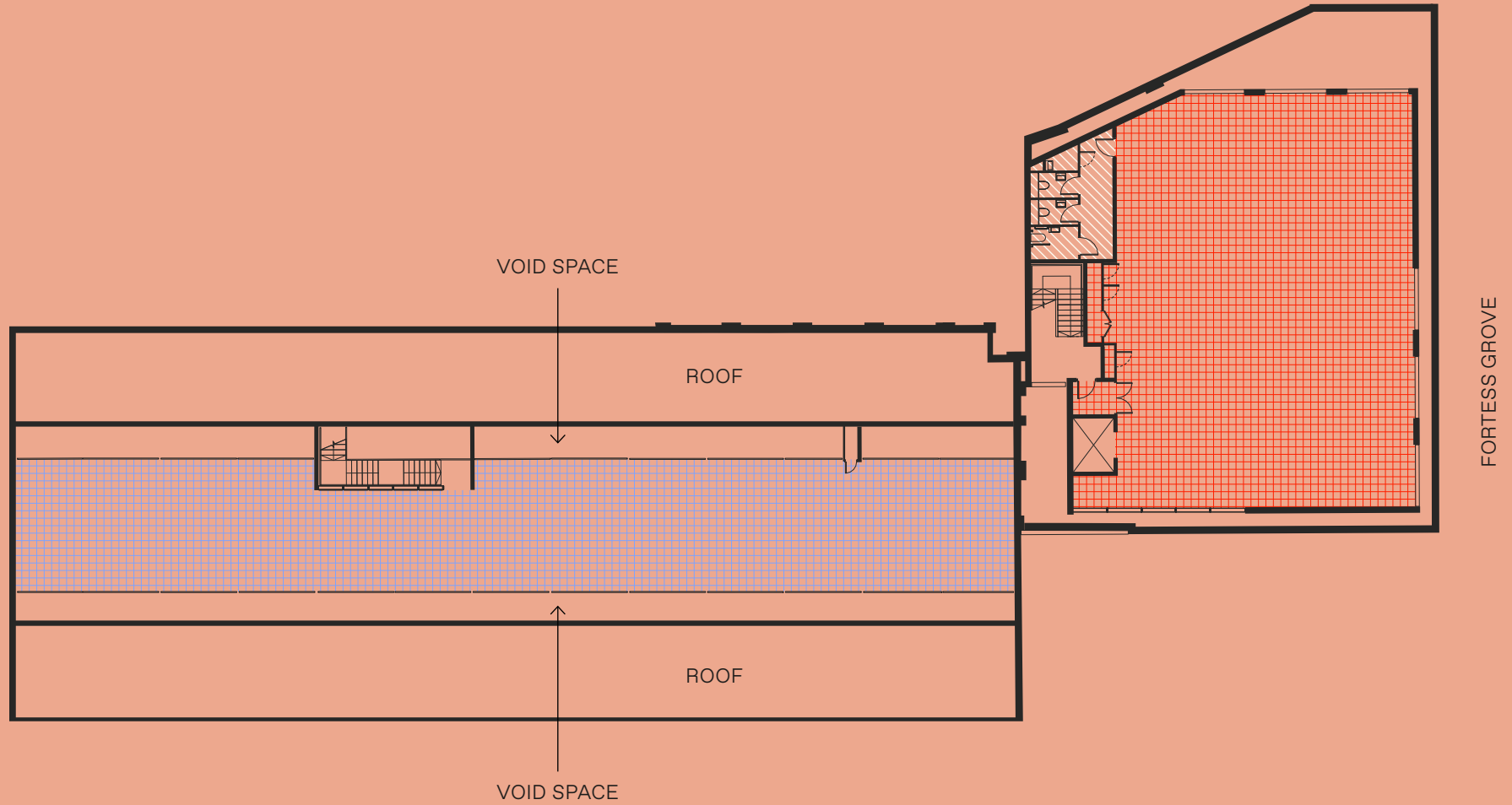
+ LEVEL 1 WORKSHOP
 6,614 sq ft / 614 sq m

+ WC'S
 x11

+ LEVEL 1 STUDIO
 3,714 sq ft / 345 sq m



FLOOR PLAN LEVEL 2

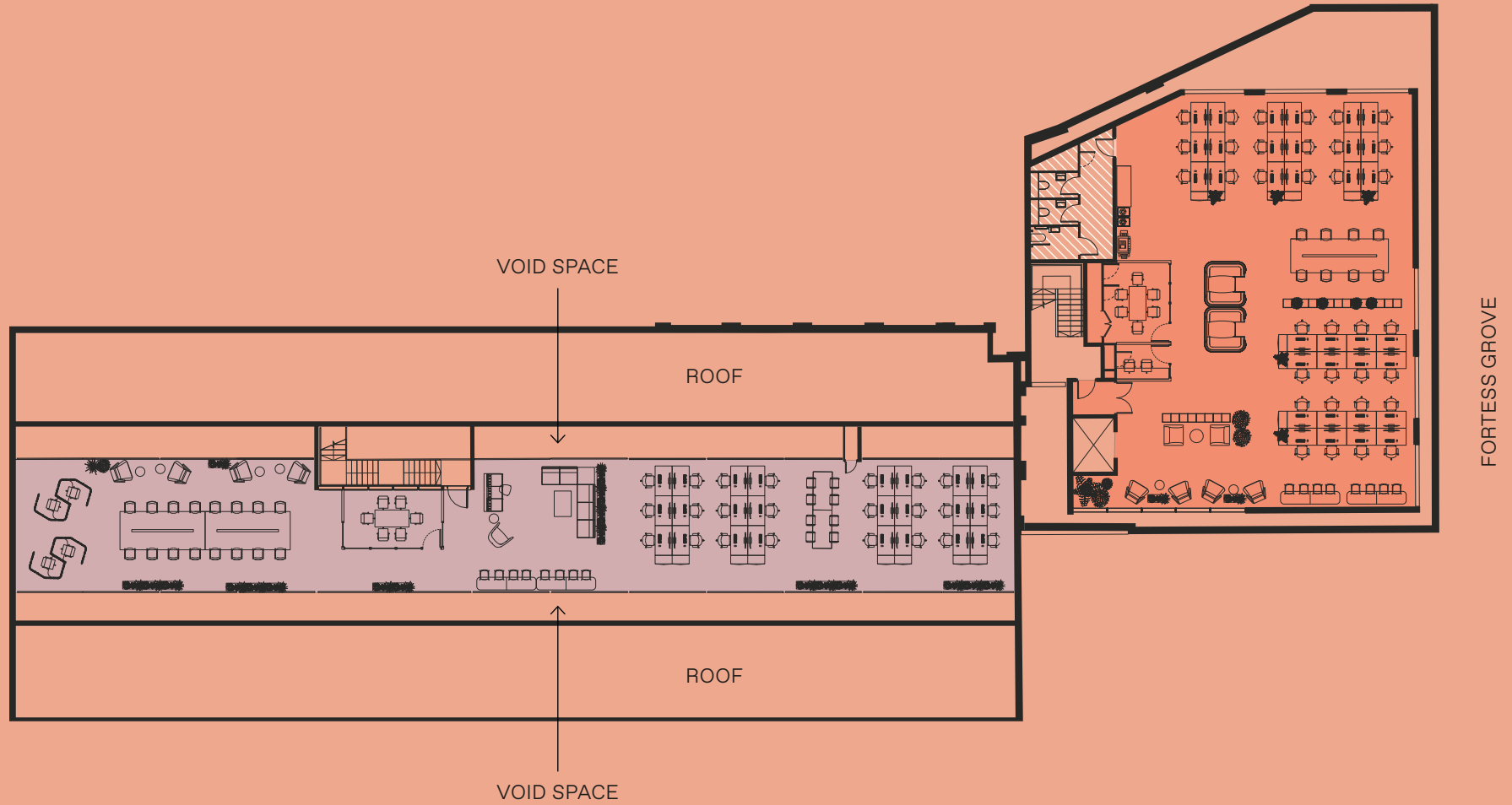


▣ LEVEL 2 WORKSHOP
3,098 sq ft / 288 sq m

⊕ WC'S
x3

▣ LEVEL 2 STUDIO
2,983 sq ft / 277 sq m

INDICATIVE SPACE PLAN LEVEL 2

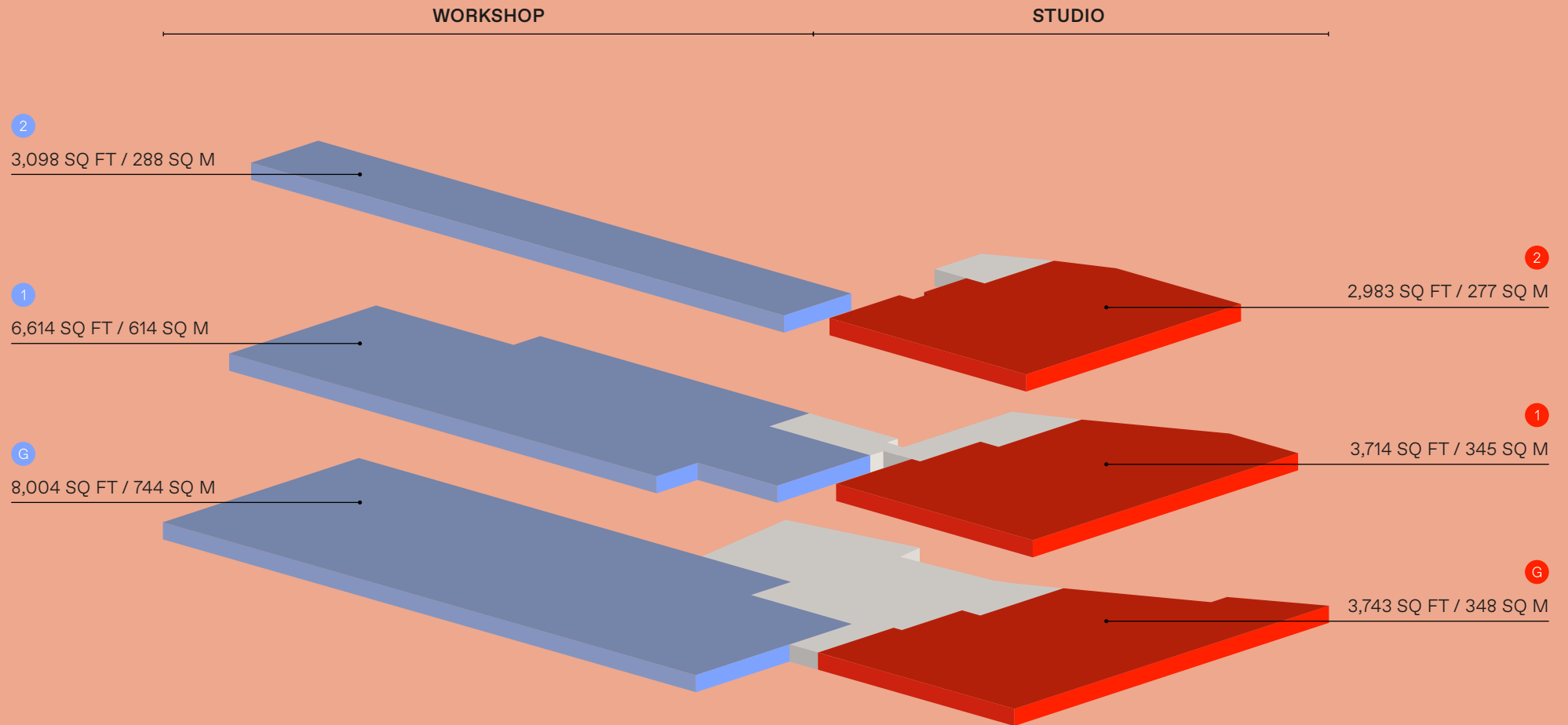


⊕ LEVEL 2 WORKSHOP
3,098 sq ft / 288 sq m

⊕ WC'S
x3

⊕ LEVEL 2 STUDIO
2,983 sq ft / 277 sq m

OVERVIEW



AGENTS

Rent: £49.50 / Ft²

Service Charge: £3.00 / Ft² Approx.

Business Rates: £12.00 - £14.00 / Ft²
Approx. (Tenant Responsibility)

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