

SEGRO CENTRE  
**KENTISH  
TOWN**

3-6 SPRING PLACE, NW5 3BA

**ONE-OF-A-KIND  
INDUSTRIAL  
SPACE IN  
CENTRAL  
LONDON**

21,910 SQ FT (2,036 SQ M) TO LET

PERMITTED B2 USE AND SUITABLE FOR  
ALTERNATIVE USES SUBJECT TO PLANNING

**AVAILABLE NOW**

[SEGRO.com/centrekentishtown](https://segro.com/centrekentishtown)

**SEGRO**



# A REINVENTION THAT EXCEEDS ALL EXPECTATIONS

## THE VISION

SEGRO Centre Kentish Town is the ideal industrial space for innovative businesses looking for a space that matches their ambition. Modern and vibrant, its 21,910 sq ft of space is close to central London, and flexible enough to allow for adaptation to a wide range of different business needs.



# MAKE LONDON YOUR OWN



## THE LOCATION

More than just a cutting-edge warehouse space, SEGRO Centre Kentish Town's Zone 2 location offers seamless links to Camden, central London, and the rest of the capital, unlocking true industrial agility on a rare scale.

### WALKING DISTANCES

KENTISH TOWN WEST	6 mins
KENTISH TOWN	8 mins
HAMPSTEAD HEATH	Less than 20 mins

Source: Google Maps

### DISTANCES (BY CAR)

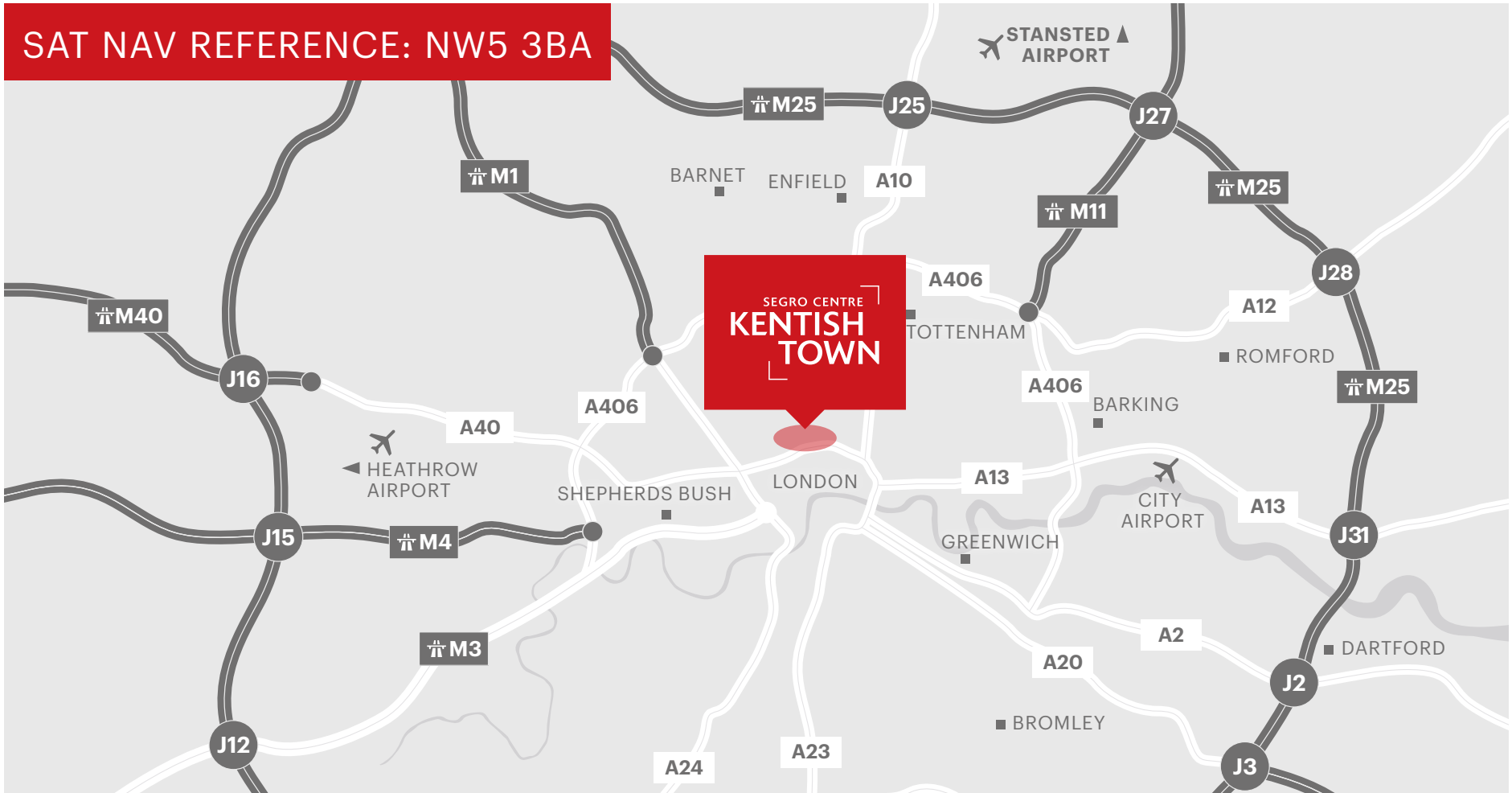
KENTISH TOWN WEST	0.3 miles	2 mins
KENTISH TOWN	0.4 miles	3 mins
A1	1.7 miles	8 mins
CITY OF LONDON	4.3 miles	16 mins
M1 (J1)	5.7 miles	16 mins
M25 (J24)	11.4 miles	26 mins

Source: Google Maps

### TRAIN TIMES

KINGS CROSS	7 mins
OXFORD CIRCUS	7 mins
FARRINGTON	10 mins
ST PAUL'S	14 mins
BANK	16 mins

Source: Google Maps

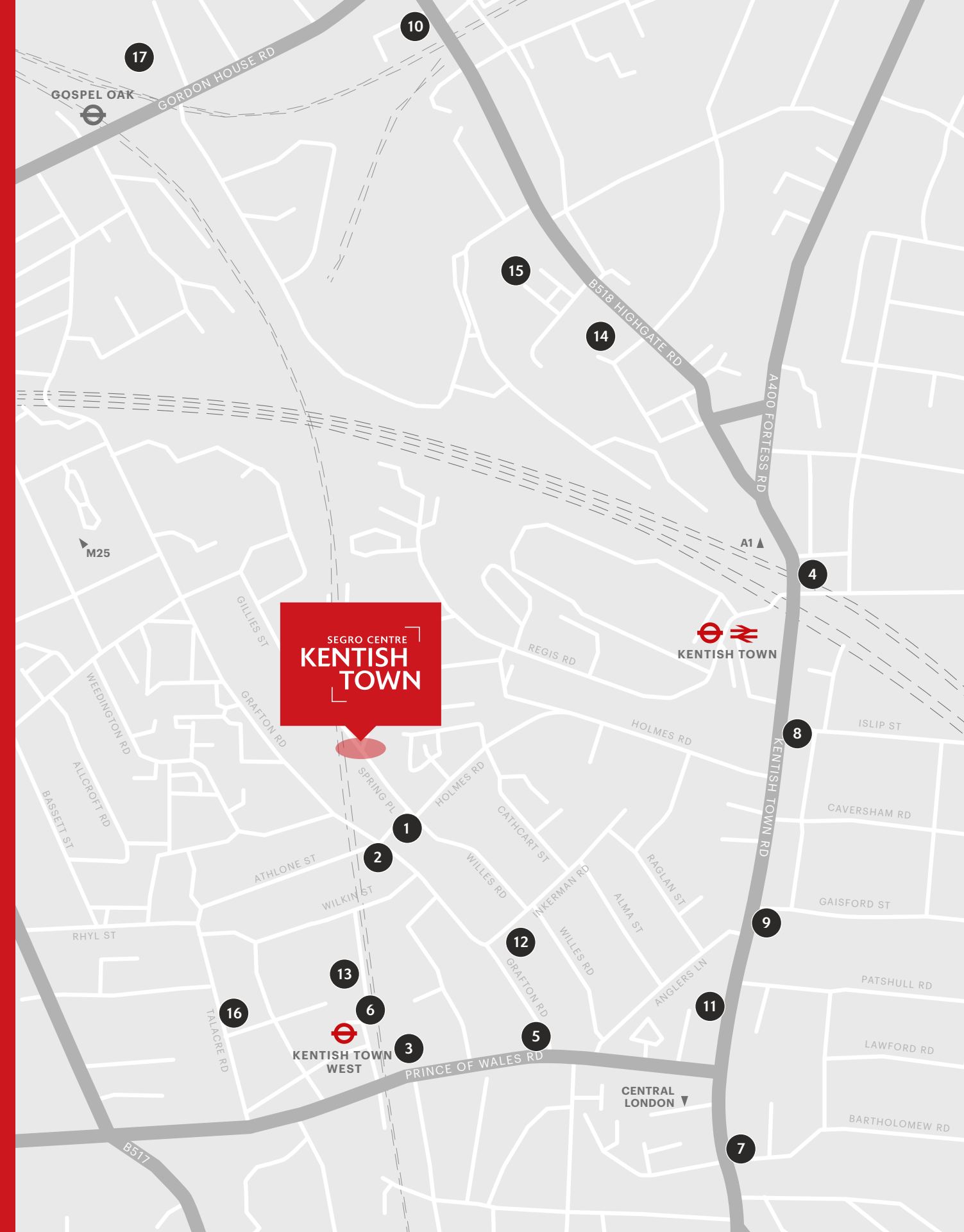




# LOCAL AREA ACCESS

## POWER OF CONNECTIVITY

One of London's most character-filled and iconic neighbourhoods, Kentish Town has a wealth of amenities and experiences on offer that all contribute to a better, more holistic working environment. Plus, it's one of the capital's best-connected areas, with plenty of great transport links that make journeys across the city quicker and easier.



### Local Area

#### RESTAURANTS & CAFES

1	Pho Ta Vietnamese Street Food	<100 yards
2	Andy's Sandwich Bar	0.1 miles
3	The Fields Beneath	0.2 miles
4	Saint Espresso Bar & Kitchen	0.4 miles

#### PUBS

5	The Grafton	0.2 miles
6	Camden Beer Hall	0.3 miles
7	Abbey Tavern	0.4 miles

#### RETAIL

8	Co-op Food	0.3 miles
9	Earth Natural Foods	0.3 miles
10	Goods Grocery	0.8 miles
11	Tesco Express	0.3 miles

#### SPORTS & LEISURE

12	Kentish Town Sports Centre	0.2 miles
13	Talacre Community Sports Centre	0.3 miles
14	The Basement LDN Gym	0.6 miles
15	PureGym Kentish Town	0.8 miles

#### GREEN SPACES

16	Talacre Gardens	0.3 miles
17	Parliament Hill Fields, Hampstead Heath	0.7 miles

Source: Google Maps



From chic cafés and trendy coffee shops to a bustling nightlife scene with all sorts of different pubs and bars, there's plenty of excitement on the menu.



The Camden borough surrounding Kentish Town is well-known for its great shopping, with independent boutiques, big-name outlets, and quirky family-run institutions dotted around the surrounding area.



Head to one of the area's many gyms to get the blood pumping over lunch, or book in a personal training session to really work up a sweat after work.



Last but not least, Kentish Town's public green spaces are fantastic community assets, and perfect places to go for some fresh air or to unwind with a coffee.





CANARY WHARF

CITY OF LONDON

KING'S CROSS  
ST PANCRAS

SOUTH BANK

WEST END

REGENTS PARK

CAMDEN ROAD

CAMDEN UNDERGROUND

KENTISH TOWN ROAD

KENTISH TOWN WEST

KENTISH TOWN

SEGRO CENTRE  
KENTISH  
TOWN

HAMPSTEAD HEATH

EASY ACCESS  
TO CENTRAL LONDON



# IMAGINATIVE SPACE THAT FLEXES FOR BUSINESS NEEDS

## BUILDING SPECIFICATION

- Two 10m-wide level-access loading doors
- One standard size level-access loading door
- 5.45m clear height
- 8.89m clear ridge height
- 40 kN/m<sup>2</sup> floor loading
- 250 kVa
- LED warehouse lighting
- Skylights for natural light
- Suitable for B2 use

## ACCOMMODATION

Warehouse	17,624 sq ft
Office	1,947 sq ft
Ancillary	2,339 sq ft
<b>Total</b>	<b>21,910 sq ft</b> <b>(2,036 sq m)</b>

(All areas are approximate and measured on a Gross External basis.)



## VERSATILE SPACE

SEGRO Centre Kentish Town is designed with flexibility at its core. Its high-specification warehouse spaces have B2 use and can be easily adapted to suit a range of industrial business needs, subject to planning. Ancillary facilities and amenities make it a full-service solution for the long term.



# INDICATIVE LAYOUT

FOOD PRODUCTION



# INDICATIVE LAYOUT

CREATIVE INDUSTRIES



# INDICATIVE LAYOUT

WORKSHOP SPACE



A woman and a man are shown from the chest up, wearing high-visibility yellow safety vests and hard hats. The woman on the left is wearing a white hard hat with the 'SEGRO' logo and is smiling while looking down at a tablet. The man on the right is wearing a black hard hat with 'M&H' and 'You have a voice.' written on it, and he is also smiling while looking at the tablet. They appear to be in a construction or industrial setting.

# HAPPILY EVER AFTERCARE

## SEGRO AS A LANDLORD

By working closely with local stakeholders, SEGRO enables businesses to thrive. Future-proofing new buildings and providing ongoing support and access to training and recruitment opportunities meets the changing needs of customers. And our personal approach ensures we're always asking questions to better understand those needs.

## CUSTOMER SERVICE

All customers benefit from a dedicated Asset Management and Property Management team, a relationship that adds real value to your business. SEGRO is committed to providing on-going support for customers through high-quality service standards, flexibility and innovative property solutions.

## EMPLOYMENT & TRAINING

SEGRO's Partnership Development Team works with customers to understand their recruitment needs and, through a network of partners, can help customers to access a local talented workforce as well as training providers.



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## CONTACT

Enquire at:  
[SEGRO.com/centrekentishtown](http://SEGRO.com/centrekentishtown)  
or call our agents below.



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## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 10.4 million square metres of space (112 million square feet) valued at £20.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.