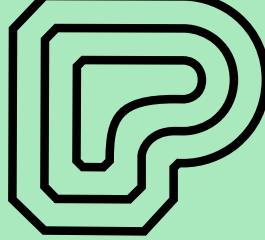




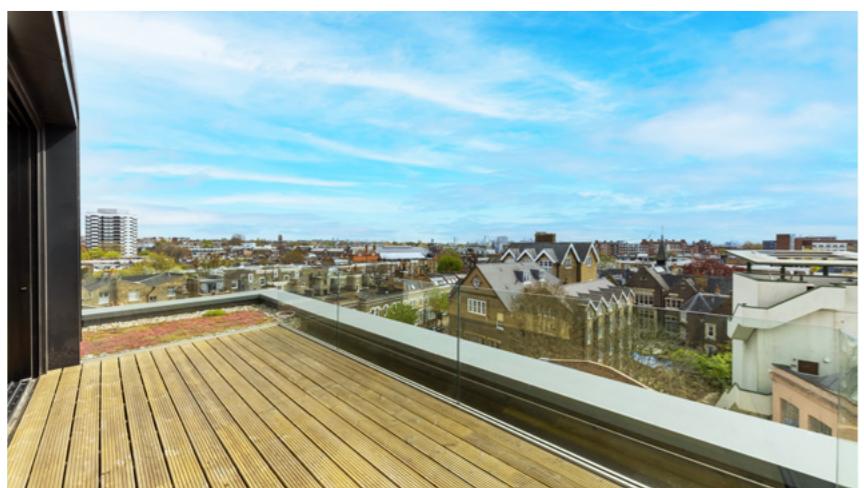
THE  
PIANO  
FACTORY



Perren Street, Kentish Town NW5  
1,408 sq ft - 11,337 sq ft

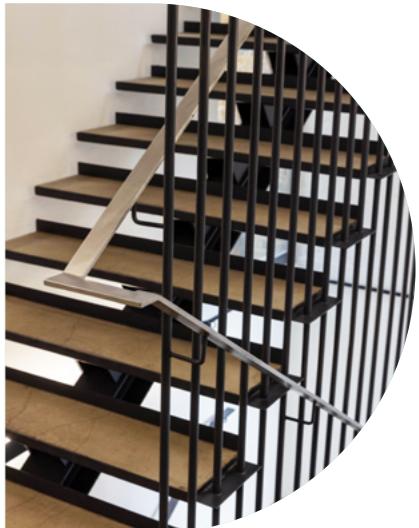


## STRIKING WAREHOUSE CONVERSION WITH ORIGINAL INDUSTRIAL FEATURES

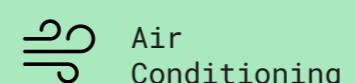


Floor	Sq Ft	Sq M	Condition
4th - Total	1,820	169	-
3rd - Total	3,262	303	-
3rd (North)	1,544	143	-
3rd (South)	1,718	160	-
2nd - Total	3,283	305	Cat A+
2nd (North)	1,558	145	Cat A+
2nd (South)	1,725	160	Cat A+
1st - Total	3,242	301	-
G - Total	3,242	301	-
G (South)	1,408	131	Cat A+
G (North)	1,507	140	-
LGF - Total	1,564	145	-

11,337 sq ft of offices to let, set within an industrial-chic style warehouse conversion, located within close proximity of the newly refurbished Kentish Town West and Kentish Town stations.



## SPECIFICATION



Air Conditioning



Terrace



Lift



Raised Floors



Showers



Newly fitted Cat A+ floors



Cycle Facilities



Refurbished



Exposed Beams & Brickwork

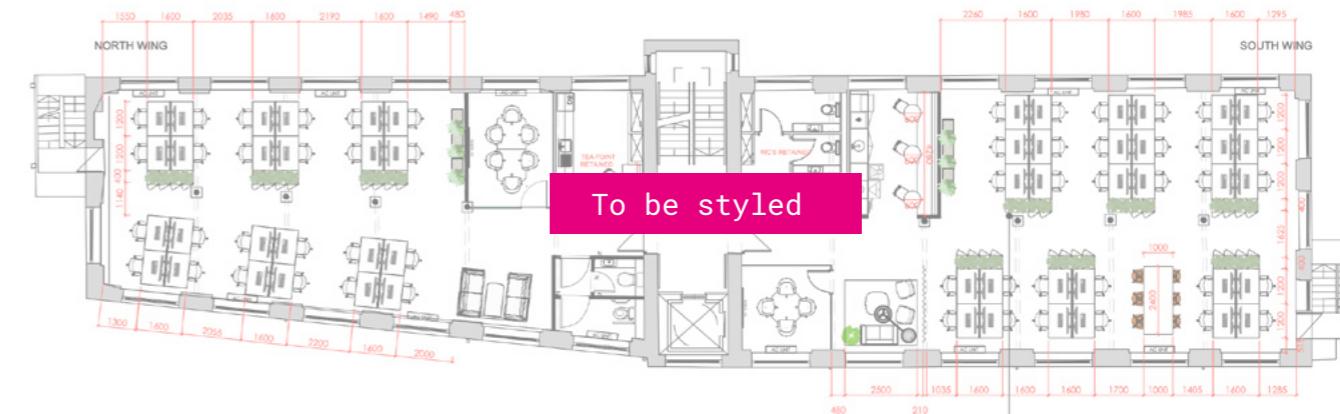


Architecturally Designed Staircase



## 2ND FLOOR

3,283 sq ft | 305 sq m

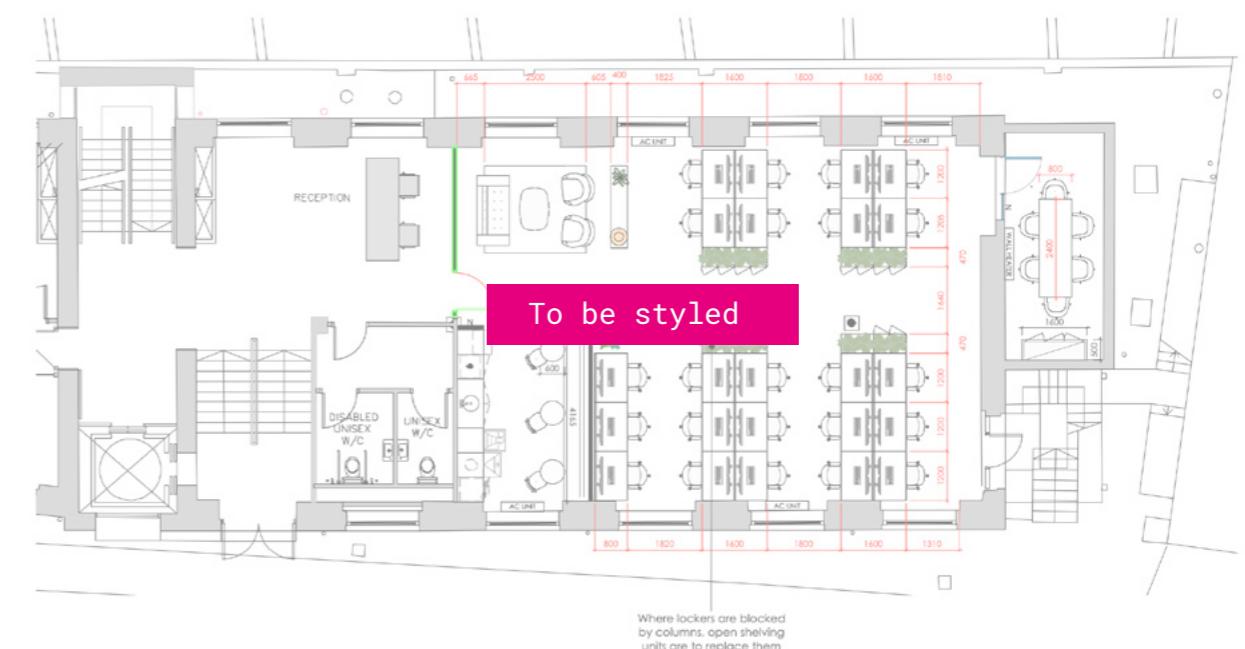


## NEWLY FITTED CAT A+ FLOORS



## GROUND FLOOR SOUTH

1,408 sq ft | 131 sq m



THE BUILDING

THE PIANO FACTORY

# FORMER PIANO FACTORY BENEFITTING FROM VOLUME, LIGHT & CHARACTER

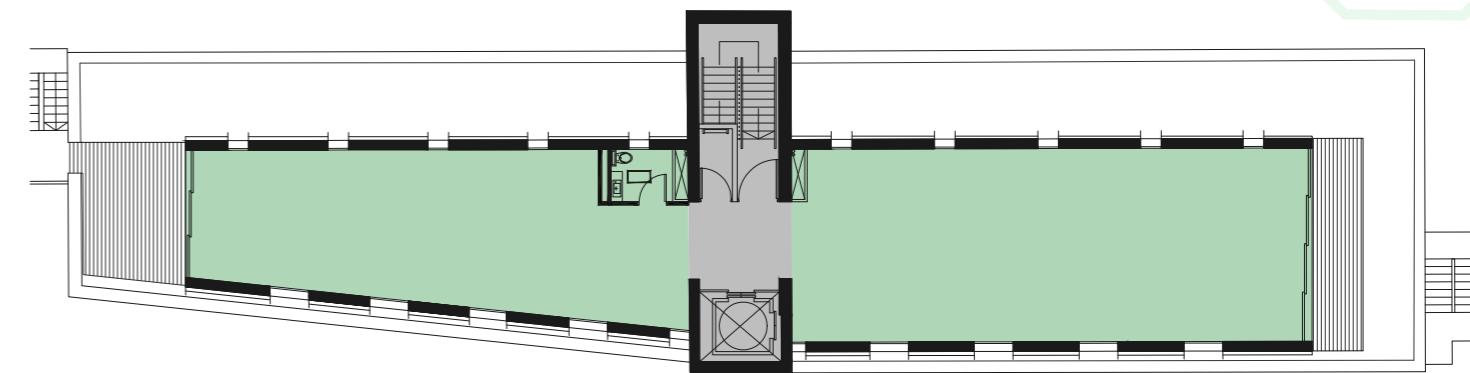
The Piano Factory offers refurbished warehouse accommodation on the lower ground, part ground and 2nd to 4th floors.

The building provides characterful open plan office space and a lower ground break out area.



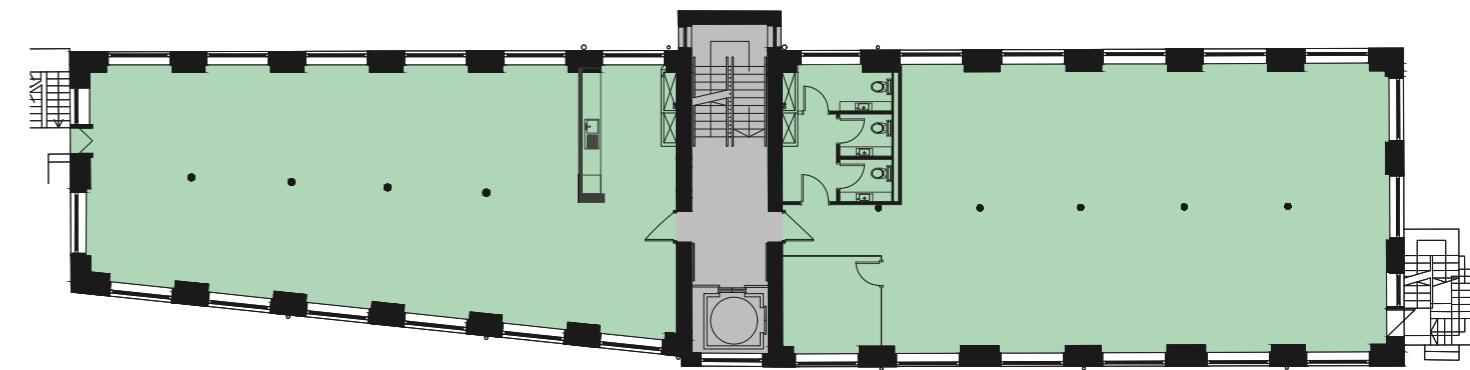
## 4TH FLOOR

1,820 sq ft | 169 sq m



## TYPICAL UPPER

3,283 sq ft | 305 sq m



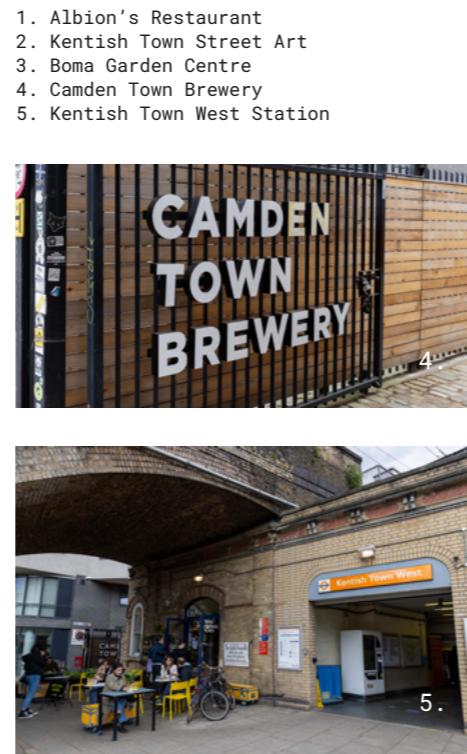
## GROUND (SOUTH)

1,408 sq ft | 131 sq m



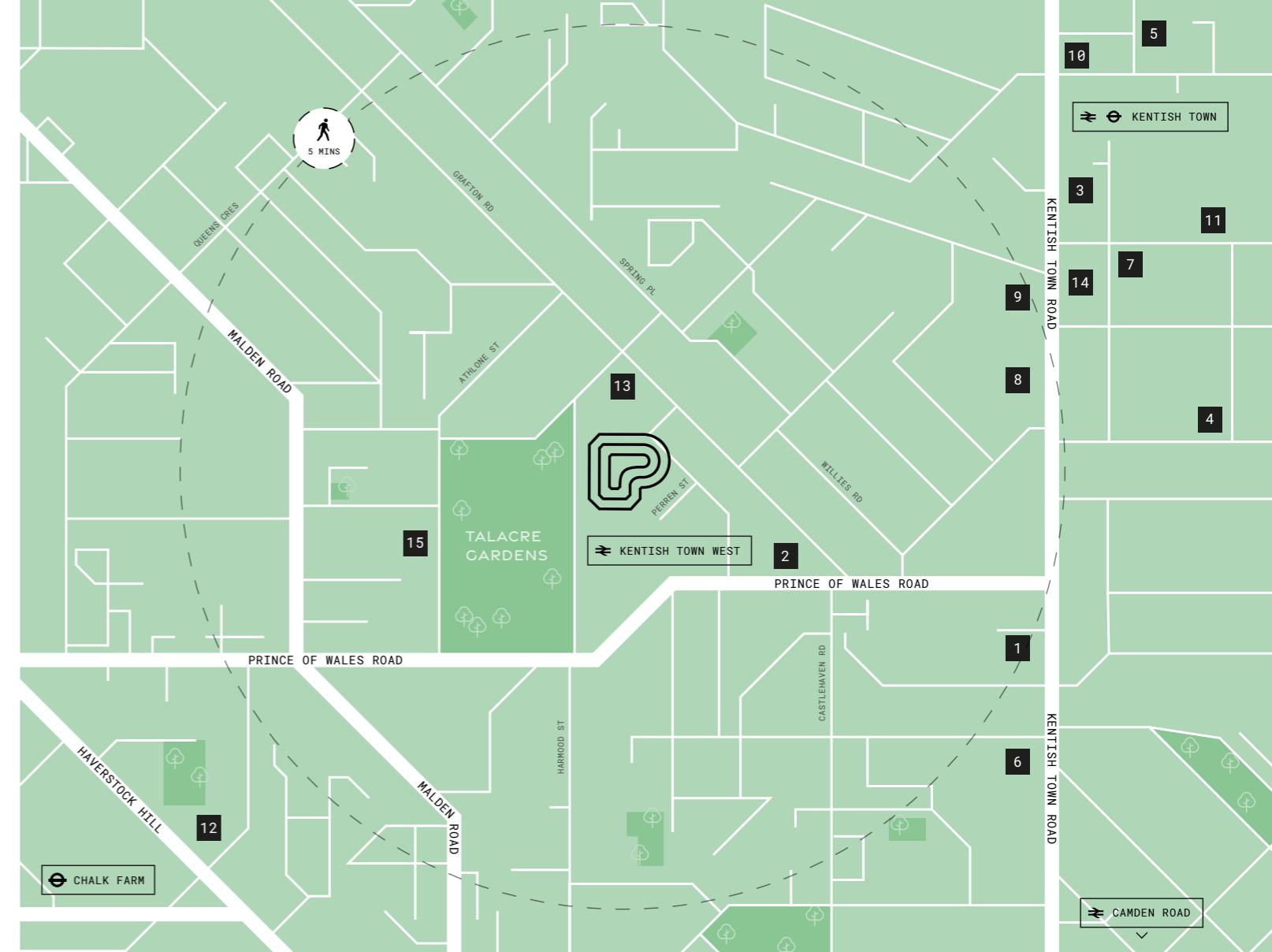


IN THE HEART OF KENTISH TOWN, ONE OF LONDON'S MOST VIBRANT AREAS.



THE LOCATION

1. Albion's Restaurant
2. Kentish Town Street Art
3. Boma Garden Centre
4. Camden Town Brewery
5. Kentish Town West Station



## DRINK

1. Doppio Coffee
2. The Fields Beneath
3. Knowhere Special
4. The Lion and Unicorn
5. The Pineapple

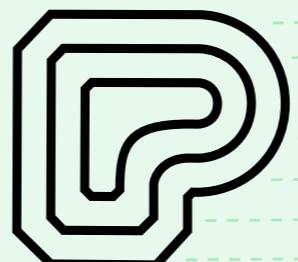
## DINE

6. Albion's
7. The Parakeet
8. Bengal Lancer
9. E. Mono
10. Patron

## UNWIND

11. Boma Garden Centre
12. In Motion
13. Lunar Cycles
14. The Form Room
15. St Pancras Boxing Club

## TRAVEL TIMES



- 06 mins
- 10 mins
- 15 mins
- 20 mins
- 21 mins
- 25 mins
- 36 mins

- King's Cross
- Farringdon
- Tottenham Court Road
- Waterloo
- Old Street
- Dalston Junction
- Shepherd's Bush

THE PIANO FACTORY

travel times from [google.com/maps](http://google.com/maps)



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