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MURPHY'S YARD |

TO LET

Units G1-16 - Newly Refurbished Warehouses/
Workshop Units in Kentish Town, Zone 2 London

1,527 – 36,553 SQ FT

FLEXIBLE TERMS AVAILABLE

MURPHY'S YARD

HIGHGATE
STUDIOS.

o₂forum
KENTISH TOWN



HOWDENS

Press here



MURPHY
WORLD-CLASS INFRASTRUCTURE

Central London
4.2 miles

Kings Cross St Pancras
2.0 miles

Kentish Town

bppulse

A1 Holloway Road
1.5 miles

A41 Finchley Road
2.1 miles

Greenwood Place

Sanderson Close

ACCESS

SECURITY
GATEHOUSE

B518/Highgate Road

Hampstead Heath

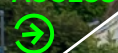
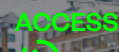
B518/Gordon House Road

ACCESS

UNITS G1 - 16

Gospel Oak

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AERIAL

AERIAL



SECURITY
GATEHOUSE

Accommodation

-  Units G1-G16 comprise secure terraced warehouse units suitable for storage, workshop, and other industrial uses (B2/B8 use).
-  Units can be let individually or in combination and can be provided with a sub-metered connection to services (ie. mains power, drainage, and water).
-  Murphy's Yard is a fully-secured estate benefiting from 24/7 manned security.

Specification



Flexible terms available



Rent on Application



24/7 access and manned security



Available Q2 2025



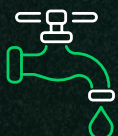
B2 / B8 uses



Terms to December 2030
Outside the Act



Clear Internal Height
Loading door



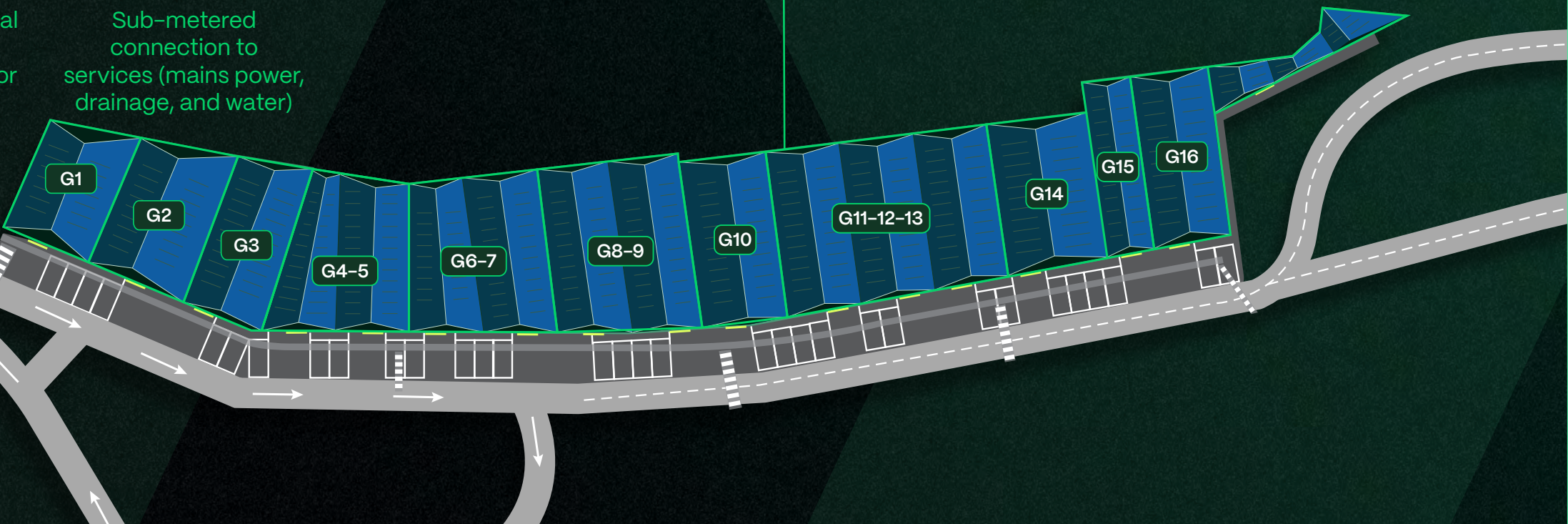
Sub-metered connection to services (mains power, drainage, and water)

Secure perimeter

Refurbished workshop/
warehouse units available
to let individually or in
combination from Q2 2025

MURPHY'S YARD

UNITS G1 - 16



Warehouse/ workshop unit	Size (sq ft)
G1	2,057
G2	2,542
G3	2,637
G4-5	4,430
G6-7	4,482
G8-9	4,008
G10	2,221
G11-12-13	7,595
G14	2,543
G15	1,527
G16	2,511
Sub Total	36,553



 **SECURITY
GATEHOUSE**

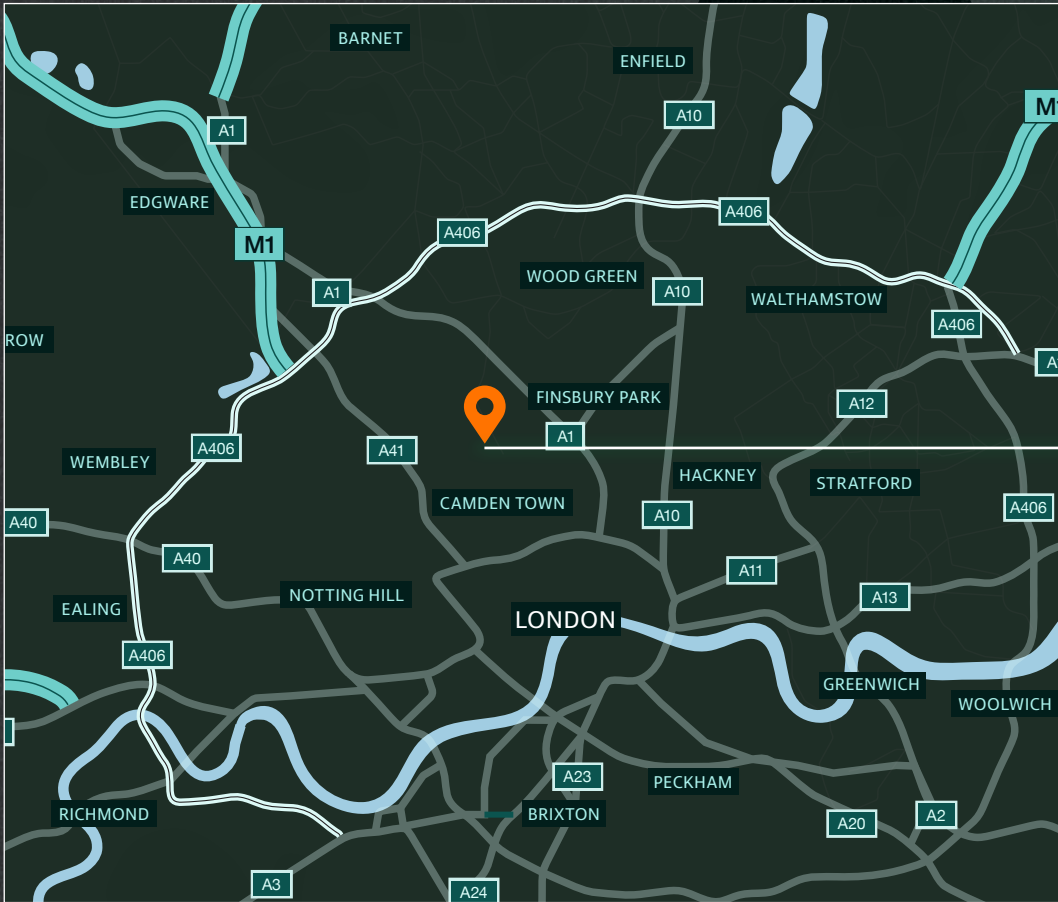
ACCOMMODATION

ACCOMMODATION

 TUBE & RAIL STATIONS	DISTANCE	DRIVE TIME
Gospel Oak	0.1 mile	1 min
Kentish Town	0.4 mile	3 mins
Tufnell Park	0.4 mile	3 mins
Camden Town	1.4 miles	7 mins
Finsbury Park	2.0 miles	10 mins
Kings Cross St. Pancras	2.0 miles	15 mins
Oxford Circus	3.2 miles	12 mins

 ROADS	DISTANCE	DRIVE TIME
A1 / Holloway Road	1.5 miles	9 mins
A41 / Finchley Road	2.1 miles	16 mins
M1	4.7 miles	12 mins
A406	5.9 miles	22 mins

The site is accessed from Sanderson Close, just off Highgate Road, Kentish Town. The A400 provides direct access both to central London to the south and the A1/M1 intersection to the north. Gospel Oak overground station is within walking distance to the site, with services to Stratford and Barking, along with Kentish Town station (Underground & National Rail services), which provides access to central London with a 15-minute journey to Bank and 5-minutes to Euston (via the Northern Line).



Rent

Upon Application.

Tenure

Available to let on a new full repairing and insuring lease direct from the Landlord.
Lease term up to 2030 available on some plots.

EPC

Available upon request.

For further information or if you wish to arrange a viewing, please contact:

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