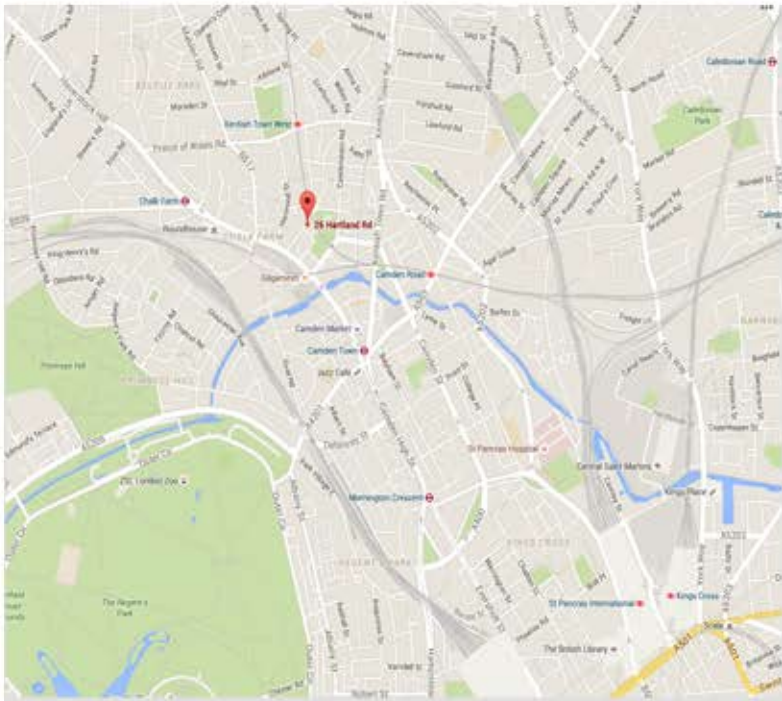


Camden Offices 26 Hartland Road, London, NW1 8DD

NEWLY DECORATED AND CONFIGURED OFFICES - 950 SQ FT WITH PARKING



Amenities

- Newly decorated
- Extensive signage opportunities
- Laminate flooring
- Gas central heating
- 2 parking spaces
- Kitchen
- Toilet
- Private street entrance

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Bruce.
Commercial Estate Agents
0207 267 6772

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NEWLY DECORATED AND CONFIGURED OFFICES - 950 SQ FT WITH PARKING



Location:

Hartland Road is located off Chalk Farm Road, a mainly residential street opposite the Stables Market and just a few minutes' walk to either Camden Town or Chalk Farm Road underground stations, with all the facilities of Camden and Chalk Farm.

Accommodation:

The entire ground floor of this corner building with its own entrance on Hartland Road. The property has been reconfigured and decorated to provide a reception, open plan area, one private office, toilet and kitchenette.

The building offers extensive signage opportunities.

Terms: A new lease is available for a term by arrangement

Rent: £35,000 per annum exclusive

Parking: 2 parking spaces are available.

Rates: We are advised that the rateable value for the offices is £18,000, and Rates payable circa £9.35 per sq ft. Interested parties are advised to verify this figure themselves.

Service Charge: Nominal

Legal Cost: Each party is to be responsible for their own legal costs however in the event of the tenant withdrawing they will be responsible for the landlord's legal costs up to £1,500 plus VAT.

Accommodation	Metric	Imperial
Ground Floor	88 sq m	950 sq ft
Total	88 sq m	950 sq ft

EPC: The EPC rating for the building is 85 (D)

Deposit: A rent deposit will be required

Occupation: Immediate

Use: B1 offices

By appointment strictly through Sole Agents Bruce.

0207 267 6772

info@brucecommercial.co.uk

www.brucecommercial.co.uk

Subject to contract

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