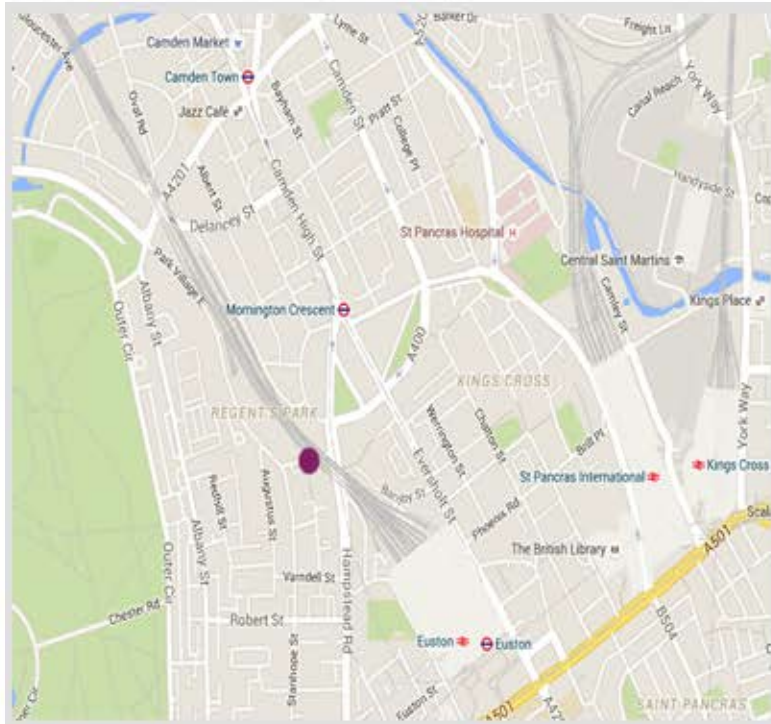


Camden Offices

March 2016

GRANBY HOUSE, 1 HARRINGTON STREET, LONDON, NW1 3SD

BRAND NEW OFFICES TO LET IN COURTYARD SETTING: 675 SQ FT WITH PARKING



Amenities

- Self contained offices with high ceilings
- Video entry phone
- DDA wc's
- Fitted kitchen
- Gas central heating
- Floor boxes
- Bike rack and parking*
- Cat 5 cabling
- Attractive courtyard entrance with electric gates

We know Camden because we're in Camden

Bruce.
Commercial Estate Agents
0207 267 6772

Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable for any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the part of either or both of them. It is most important that any intending purchaser or applicant should satisfy themselves by inspection, search or otherwise as to the accuracy of any matters contained therein and it must be clearly understood that in no circumstances can any such matters constitute a contract or part thereof an offer or any representation or warranty with respect to the properties as above. All properties offered are subject to contract availability & maybe subject to VAT.

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Location:

Located between Hampstead Road & Park Village East, at the junction of Harrington Street and Granby Terrace. The building is just five minutes from Mornington Crescent and Euston Mainline and Underground stations are equally nearby. The amenities of Camden High Street or Euston Square near by.

Accommodation:

The ground floor provides 2 self contained suites finished to a high standard, approached through an attractive courtyard. The units have high ceilings, DDA toilet, floor boxes, kitchen and self contained gas heating. Network cabling has been installed and there is disabled parking available.

Lease: A new lease(s) is available for a term of 3 years

Rent: £25,500 per annum exclusive per unit

Rates: To be assessed

Legal Costs:

Each party to be responsible for their own legal costs however in the event of the tenant withdrawing, they will be liable for the landlords legal costs up to £1,500 plus VAT.

Accommodation	Metric	Imperial
Suite 1	65 sq m	680 sq ft
Suite 2 UNDER OFFER	62.5 sq m	675 sq ft
Total	127.5 sq m	1,355 sq ft

EPC: The EPC rating for the suites is rated 24 (A)

Deposit: A rent deposit will be required

Occupation: Immediate

By appointment strictly through Joint Agents Bruce.

0207 267 6772

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And Wiltshire Daniels

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Subject to contract