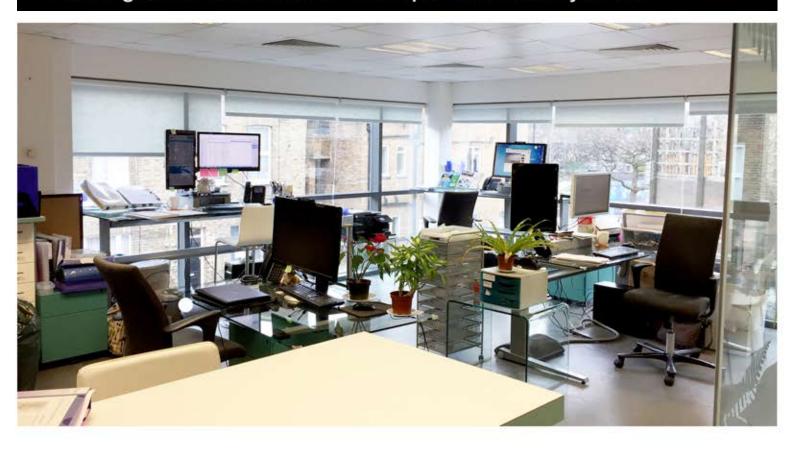
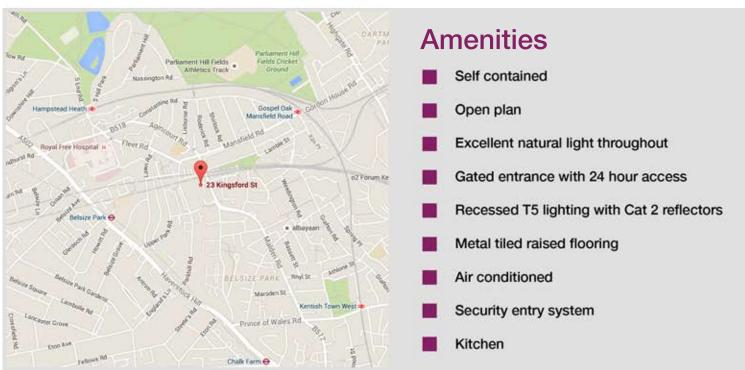
Belsize Park Offices

23 Kingsford Street, London, NW5 4JT

Modern glass clad office suite - 600 sq ft - Close to Royal Free





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.

Belsize Park Offices

23 Kingsford Street, London, NW5 4JT

Modern glass clad office suite - 600 sq ft - Close to Royal Free





Location:

Kingsford Street is located just south of Fleet Road, off Southampton Road. Belsize Park Station is about 10 minutes walk and Hampstead Heath and Gospel Oak Mainline Stations are equidistant. Fleet Road / South End Green and Queens Crescent offer a mix of shops, cafes and restaurants.

Accomodation:

The first floor in this modern building is available, which benefits from full height glazing on the main elevations. The unit is self contained and benefits from air conditioning, raised access floors, fantastic natural light, lift and kitchen. The building is approached through a gated courtyard which leads to the main entrance of the building.

Lease: A new lease is available for a term by arrangement.

Rent: £22,500

Rates: The rateable value for the first floor is 13,500. Interested parties are advised to verify this information themeselves.

Legal Costs:

Each party is to bear thir own legal costs, however, in the event that the ingoing tenant withdraws from the negotiations, they will be responsible for the Landlord's abortive legal fees.

Accomodation	Metric	Imperial
First floor	56	600
Total	56	600

EPC: An EPC is available upon request.

Deposit: A rent deposit will be required

Occupation: September 2016

Viewing: By appointment strictly through Sole Agents

Bruce.

0207 267 6772

info@brucecommercial.co.uk

www.brucecommercial.co.uk

Subject to contract

