

Camden Offices 31 OVAL ROAD, LONDON, NW1 7EA

OPEN PLAN OFFICES 1,750 SQ FT (163 SQ M) LEASE FOR SALE



Location:

31 Oval Road is situated between Jamestown Road and Parkway, an established office core that runs parallel to Camden High Street and Regents Park. Camden station is just a few minutes walk as are Camden Lock and all the attendant facilities of Camden and Primrose Hill.

Accommodation:

Part of an attractive 1930's office building which is set back from the road. The offices are open plan and benefit from high ceilings and windows on both sides. There is an extensive private terrace which runs the full length of the property as well as a kitchen, toilet & shower room, wooden floors and central heating. The offices extend to about 1,750 ft.² (163 sq m).

Terms:

An assignment of the lease expiring on 24 March 2019 outside the Landlord and Tenant Act. There is a Landlord's option to determine the lease on 24 March 2018 by serving three months prior written notice. A new lease may be available.

Rent: £56,000 PAX (£32.00 psf)

Premium: Offers in the order of £20,000 are invited.

Occupation: End of October 2016

Accommodation

Metric

Imperial

Garden Level

163 sq m

1,750 sq ft

Legal Costs:

The assignee is to be responsible for the superior landlord's cost in dealing with the licence to assign and for the assignors costs up to £1,500 plus VAT in the event of the tenant withdrawing from the transaction.

Rateable Value: £22,500

Rates payable £6.75 psf

TOTAL RUNNING COSTS CIRCA £40.00 psf.

EPC: Details of the EPC are available upon application

By appointment strictly through Sole Agents Bruce.

Neil Sint on 0207 267 6772

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www.brucecommercial.co.uk

Subject to contract

Oct 2016

We know Camden because we're in Camden

Bruce
Commercial Estate Agents
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