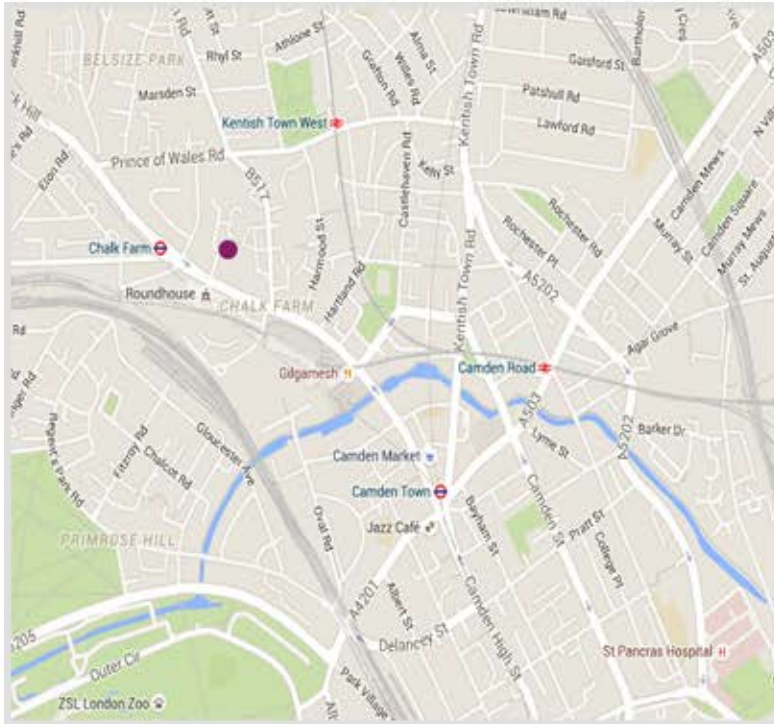


# Camden Offices

BELMONT YARD, CAMDEN, LONDON, NW1 9HJ

**BRAND NEW, STUNNING WAREHOUSE STYLE OFFICES FOR SALE**  
**3,601 - 4,262 - 7,863 SQ FT**



## Amenities

- 4m high ceilings
- Air conditioning
- Raised wooden floors
- Retained warehouse features
- Exposed brickwork,
- Strong architectural design
- New rear extension with large opening door and full height windows

**We know Camden because we're in Camden**

**Bruce.**  
Commercial Estate Agents  
0207 267 6772

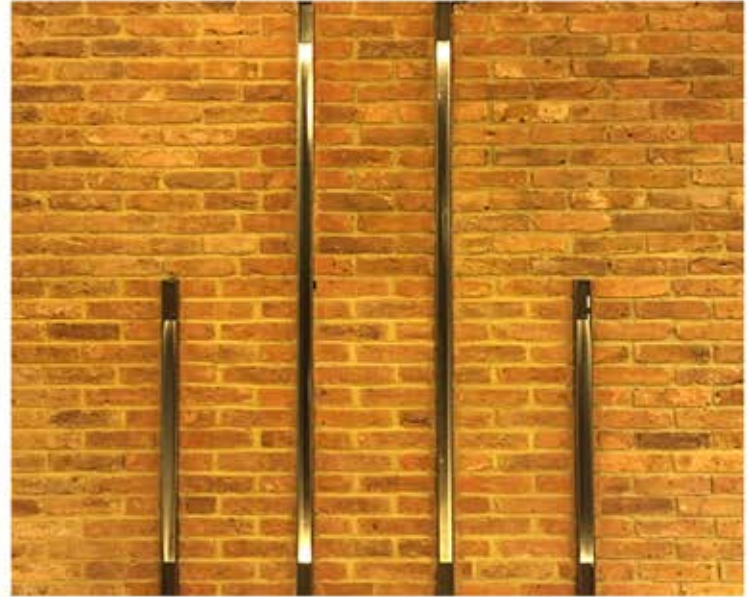
Property Misdescriptions Act 1991/Misrepresentation Act 1967. Neither Bruce nor the vendor whose agents they are will be liable for any inaccuracy in these particulars. In all annexure or in any other information written or oral supplied by Bruce whether or not the same arises from negligence on the 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.

# Camden Offices

January 2016

BELMONT YARD, CAMDEN, LONDON, NW1 9HJ

BRAND NEW, STUNNING WAREHOUSE STYLE OFFICES FOR SALE  
3,601 - 4,262 - 7,863 SQ FT



#### Location:

This stunning building formally a piano factory is located off Chalk Farm Road opposite the world famous Roundhouse and close to the iconic Stables Market. Both Chalk Farm and Camden underground stations together with Camden Road overground are nearby.

#### Accommodation:

These two B1 office floors provide new, lofty, open plan warehouse style space of the most desirable architectural quality. The scheme incorporates bespoke new staircases, 4m ceiling heights, exposed brick work, wooden raised floors, feature lighting and air conditioning. Newly created light wells provide good light to the lower ground floor. The upper floors of the scheme will provide a stunning "New York Style" apartments, each of about 2,000 ft.

**Terms:** Virtual freehold for sale.

#### Legal Cost:

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

#### Price:

Offers in excess of £3.25m & £4.5m

Accommodation	Metric	Imperial
North Studio (Pt G & LG)	396 sq m	4,262 sq ft
South Studio (Pt G & LG)	335 sq m	3,601 sq ft
<b>Total</b>	<b>731 sq m</b>	<b>7,863 sq ft</b>

**EPC:** The EPC will be provided on completion of the works

By appointment strictly through Agents Bruce.

0207 267 6772

[info@brucecommercial.co.uk](mailto:info@brucecommercial.co.uk)

[www.brucecommercial.co.uk](http://www.brucecommercial.co.uk)

Subject to contract

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