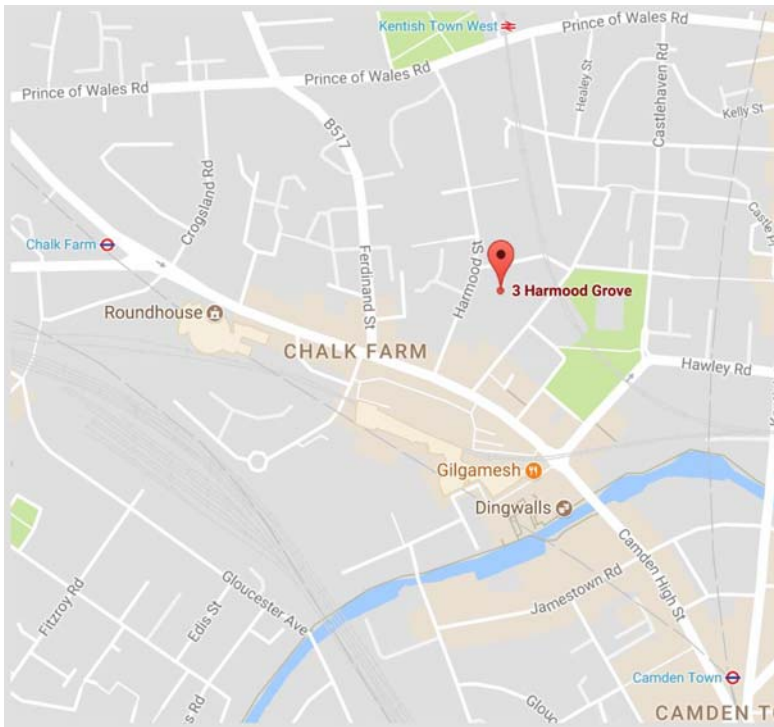


CAMDEN OFFICES

3 & 4 HARMOOD GROVE, LONDON NW1 8DH

GROUND FLOOR OFFICES 1,580 SQ FT (147 SQ M) WITH PARKING



Amenities

- Classy gated complex
- Air conditioning/heating
- Parking
- Perimeter trunking
- Wooden flooring
- Kitchenette
- Skylights
- DDA toilet

August 2017

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

3 & 4 HARMOOD GROVE, LONDON NW1 8DH

GROUND FLOOR OFFICES 1,580 SQ FT (147 SQ M) WITH PARKING



Location:

Harmood Grove is a gated complex situated off Harmood Street just moments from Camden Lock & The Stables and convenient for Camden & Chalk Farm Underground Stations and Kentish Town West Over-ground.

Accommodation:

Two adjoining and intercommunicating ground floor units providing a mix of open plan areas with a private office and meeting room. Each unit has a full height glass frontage with skylights.

*All trade fixtures will be removed

Lease: An assignment of a lease expiring on the 14th July 2021.

Rent: £69,140.00 per annum exclusive.

Premium: Offers in the order of £25,000 are invited for the lease, fixtures and fittings.

Rates: Rates payable for 2017/18 are £18,058 less any transitional relief.

Service Charge: TBC.

EPC: An EPC has been commissioned and details are available on request.

Legal Costs:

Each party will be responsible for their own Legal Costs, however in the event of the tenant withdrawing, they will be responsible for the landlord's legal fees.

Occupation: By arrangement.

Viewing:

By appointment through Sole Agents Bruce.

Neil Sint 0207 267 6772/07850 444 697

More images of the property are available on-line at:

www.brucecommercial.co.uk

Subject to contract

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