

CAMDEN OFFICES

Lyme House Studios, Georgiana Street, London NW1 0EE

3RD FLOOR & MEZZANINE 1,585 SQ FT (147 SQ M) WITH PARKING



Amenities

- Newly decorated & carpeted
- Passenger/goods lift
- Independent central heating
- Perimeter trunking
- 1 Parking space & bike racks
- Kitchenette
- Cat 5 cabled
- Caretaker
- Fantastic natural light

November 2017

We know Camden because we're in Camden

Bruce.
Commercial Estate Agents
0207 267 6772

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Location:

Georgiana Street is located just off Camden Street one of the main north south routes from Camden to the West End and Kings Cross/ the City. Camden Town Underground (Northern Line) and Camden Road Overground are both very close by as are the amenities of Camden High Street, Camden Lock and Kings Cross.

Accommodation:

This former warehouse building provides character self-contained office/studio space on the 3rd & mezzanine floors extending to 1,585 sq ft of very bright open plan accommodation. The offices have their own kitchen and the toilets on the common parts which have been recently refurbished along with the main staircase and entrance. The entrance to the building is in a mews off Georgiana Street. The offices are being decorated and carpeted.

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

Rent: £35.00 per sq ft pax.

Rates: The rates payable for 2017/8 are £10.85 per sq ft.

Service Charge: Circa £4.30 psf.

EPC: The property is listed and exempt from an EPC.

Use: B1 offices.

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: Immediate.

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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