

# CAMDEN OFFICES

Lyme House Studios, Georgiana Street, London NW1 0EE

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



## Amenities

- Fantastic natural light
- Passenger/goods lift
- Caretaker
- Perimeter trunking
- 1 Parking space
- Kitchenette
- Carpeted
- Central heating

August 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:

The property is set back from Georgiana Street in a private mews and forms part of an old warehouse building arranged over lower ground, ground and four upper floors. The 3rd & mezzanine floors provide a self-contained suite arranged mainly in open plan with a meeting room and kitchenette. The suite extends to 1,585 sq ft, has windows on 3 sides and will be decorated when vacated.

**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 £17,914.

**Service Charge:** TBC

**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:** From October 2017.

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

Subject to contract

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