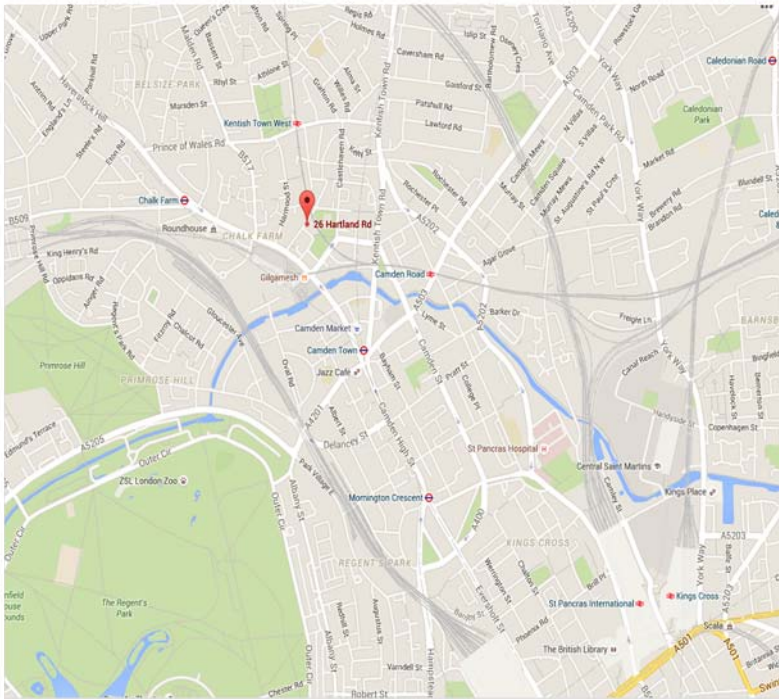


CAMDEN OFFICES

26 Hartland Road, Camden, NW1 8DD

Summer 2018

GROUND FLOOR OFFICE - 950 SQ FT WITH 2 PARKING SPACES - TO LET



Amenities

- Very efficient office space
- Extensive signage opportunities
- Laminate flooring
- Gas central heating
- 2 parking spaces
- Kitchen
- Toilet
- Private street entrance

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

26 Hartland Road, London, NW1 8DD

Summer 2018

GROUND FLOOR OFFICE - 950 SQ FT WITH 2 PARKING SPACES - TO LET



Location:

Hartland Road is one of the most colourful streets in Camden located off Chalk Farm Road, a mainly residential street opposite the Stables Market and just a few minutes' walk to Chalk Farm Road Underground station, Kentish Town West Overground and all the facilities of Camden and Chalk Farm.

Accommodation:

The entire ground floor of this corner building with its own entrance on Hartland Road. The property has been reconfigured and decorated to provide a reception /waiting area, open plan area, one private office, toilet and kitchenette.

The building offers extensive signage opportunities.

Terms: An assignment of a lease expiring in April 2024 and subject to either a rent review or Mutual Option in April 2020. The Lease is Outside the Landlord and Tenant Act.

Rent: £35,000 per annum exclusive

Premium: Offers are invited.

Parking: 2 parking spaces are available.

Rates: We are advised that the rateable value for the offices is £20,000, and Rates payable circa £9,860 subject to any transitional relief. Interested parties are advised to verify this figure themselves at www.voa.gov.uk.

Service Charge: Nominal

Legal Cost: Each party is to be responsible for their own legal costs plus the superior landlords costs. In the event of the tenant withdrawing they will be responsible for the assignors legal costs up to £1,500 plus VAT.

Accommodation	Metric	Imperial
Ground Floor	88 sq m	950 sq ft
Total	88 sq m	950 sq ft

EPC: The EPC rating for the building is 85 (D)

Deposit: A rent deposit will be required

Occupation: By arrangement

Use: B1 offices

By appointment strictly through Sole Agents Bruce.

0207 267 6772

info@brucecommercial.co.uk

More pictures are available on www.brucecommercial.co.uk

Subject to contract

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