# CAMDEN OFFICES

## 7/9 Ferdinand Street, Camden, London NW1 8ES

BRIGHT 1ST FLOOR OFFICES 750 SQ FT TO LET

## Amenities

- New double glazing
- Office to be newly decorated
- Fully carpeted
- Open plan with 2 offices
- Kitchenette
- Central heating
- Carpeted
- Wc

Sept 2017

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

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

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**Location:**
Ferdinand Street is located mid-way along Chalk Farm Road and is the main bus route to South End Green/Hampstead Heath. Chalk Farm Underground, Kentish Town West Overground and Camden Town Underground are all nearby as are the cafes, restaurant, bars and amenities of Camden, The Stables Market and the Roundhouse.

**Accommodation:**
A first floor self contained unit of 750 sq ft arranged as a large open plan area with 5 windows along the frontage and two private offices together with a toilet and kitchenette. The property will be decorated and carpeted when the current tenant vacates and new double glazing will be installed.

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

**Rent:** £30,000 PAX

**Rates:** The rates payable are £9,670 2017/8 This is subject to verification.

**Service Charge:** £3,000 TBC.

**EPC:** The property has an EPC rating of E.

**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

Subject to contract

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