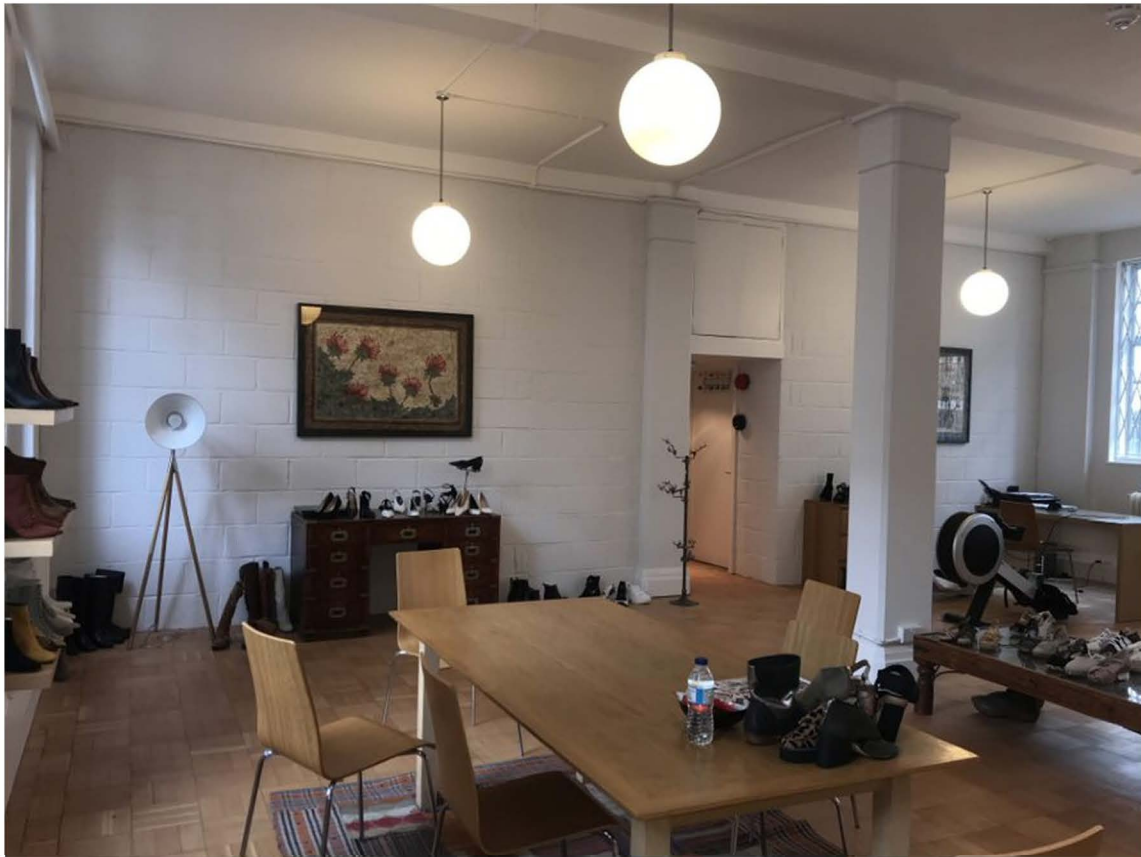


CAMDEN OFFICES

31 Oval Road, London NW1 7EA

VAT FREE OFFICE TO LET 930 sq ft (87 sp m) approx



Amenities

- Newly decorated
- Attractive entrance
- Separate kitchen with storage
- Hardwood flooring
- New industrial-style double glazed windows
- Windows front & rear
- Gas central heating

Summer 2019

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

31 Oval Road, London NW1 7EA

VAT FREE OFFICE TO LET 930 sq ft (87 sp m) approx



Location:

The property is located on the west side of Oval Road opposite the Rotunda and between Jamestown Road and Parkway. The delights of Camden Lock, Camden, Regents Park and Primrose Hill are all immediately at hand. Camden Town underground (Northern Line) is a 4/5 minute walk.

Local office occupiers include Hat Trick, JKR, Dr Martens, Max Fordham, Bauer, RNIB, TRI Yoga, Star Lizard.

Accommodation:

A newly decorated office suite on the ground floor extending to 930 sq. ft. (87 sq.m.) The unit is currently arranged as a large open plan area and a kitchen/store area. New industrial style double glazed windows have been installed and the hard wood floor sanded and varnished.

Lease:

A new lease is available for a term by arrangement. The lease will be excluded from the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act.

Rent: £42,500 per annum exclusive. There is NO VAT

Rates: The rates payable for the year 18/19 are £12,360
Interested parties are advised to verify this for themselves

Legal Costs: Each party to be responsible for their own legal cost however, in the event of the tenant withdrawing, they will be liable for the landlords legal costs up to £1,500 plus VAT.

Accommodation	Metric	Imperial
Ground Floor	87 sq m	930 sq ft

EPC: An EPC has been commissioned, details available on request.

Deposit: A rent deposit will be required.

Occupation: July 2019

By appointment strictly through Sole Agents **Bruce**.

020 7267 6772
info@brucecommercial.co.uk
www.brucecommercial.co.uk

Subject to contract

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