

CAMDEN OFFICES

31 Oval Road, London NW1 7EA

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



Amenities

- Newly decorated solid wood flooring
- Attractive entrance
- Kitchen
- Entry-phone
- New industrial-style double glazing windows
- Storage areas
- Gas central heating

Summer 2019

We know Camden because we're in Camden

Bruce
Commercial Estate Agents
0207 267 6772

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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.

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, a kitchen and a store area. New industrial style double glazed windows have been installed.

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 will be responsible for their own legal costs 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 sp 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.**

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Subject to contract

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