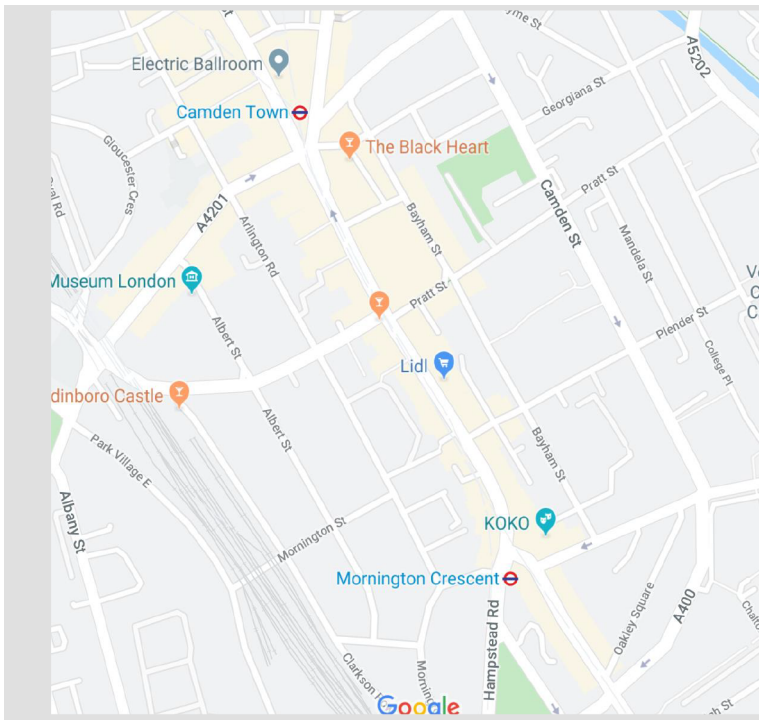


CAMDEN OFFICES TO LET 15 KINGS TERRACE, LONDON NW1

SELF CONTAINED OFFICE BUILDING - TO LET - 1,550 SQ FT (145 SQ m)



Amenities

- Self contained building
- Terrace
- Cabled
- Toilets
- Kitchen
- Central Heating
- Mix of open plan and offices

We know Camden because we're in Camden

Bruce.
Commercial Estate Agents
0207 267 6772

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Location:

Kings Terrace runs parallel to Camden High Street at the southern end of the street towards Mornington Crescent but still just 7-8 minutes walk to Camden Town Underground or Overground. Euston & Kings Cross Main-line Stations are circa 15 minutes walk. The area is surrounded by cafes, restaurants, bars as well as supermarkets.

Accommodation:

A self contained building arranged on Ground, 1st & 2nd floors essentially open plan but divided by partitioning to provide 3-4 offices, server room, kitchen and toilets. The building extends to 1,550 sq ft.

Lease: A New Short Term lease by arrangement

Rent: £55,000 per annum.

Rates: We are advised that the rateable value for the office is £55,000, and rates payable circa £27,000 per annum. Interested parties are advised to verify this figure themselves via the Valuation Office website voa.gov.uk.

Service Charge: The building is self-contained and the occupier manages their own services.

EPC: The EPC rating is D, 88.

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: Immediate

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

Winter 2019

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