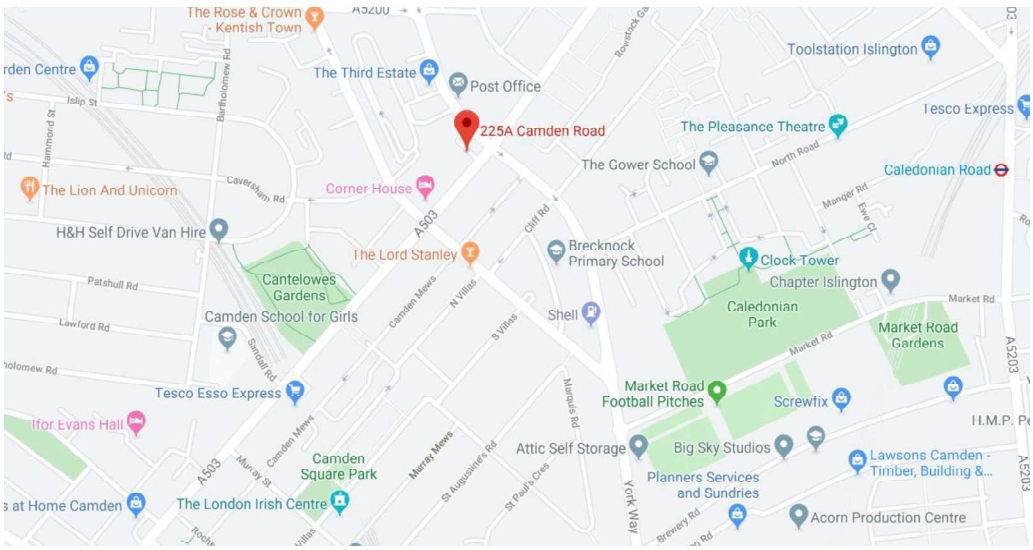
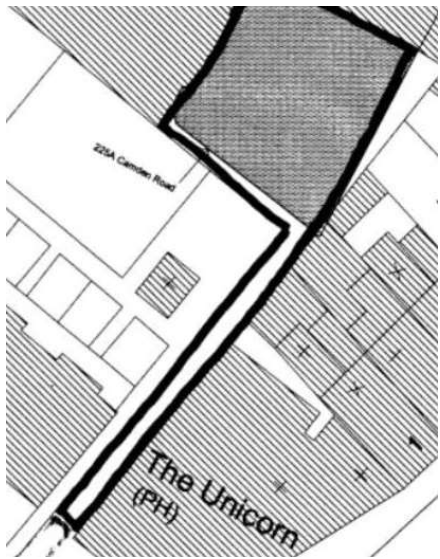




# CAMDEN DEVELOPMENT FOR SALE

5,200 SQ FT OFFICES WITH PLANNING FOR A FURTHER 2,500 SQ FT

## 225a CAMDEN ROAD, LONDON NW1 9AA



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

**Bruce**  
Commercial Estate Agents  
0207 267 6772

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# CAMDEN DEVELOPMENT FOR SALE

## 5,200 SQ FT OFFICES WITH PLANNING FOR FURTHER 2,500 SQ FT

**225a CAMDEN ROAD, LONDON NW1 9AA**



**LOCATION:** The building is located off Camden Road close to the junction with Brecknock Road, adjoining the Unicorn Pub and backing on to the Industry Building. Kentish Town Underground & Thameslink Station, Camden Road Overground & Caledonian Road Underground are all 10-12 minute walk.



**ACCOMMODATION:** An existing building of 5,200 sq ft GIA arranged on Ground & 1st floors presently arranged as recording/session studios. Planning Permission has just been granted for an additional floor under application 2018/6145/P. The planning provides for another floor of 2,500 sq ft bringing the total GIA up to 7,700 sq ft 715 sq m. We believe that another half floor could be added STP.



**TENURE:** FREEHOLD with vacant possession



**PRICE:** Offers in the order of £3,500,000 Subject to Contract



**RATES:** Each room is rated separately but the total RV is £49,940 per annum. Interested parties are advised to make their own enquiries with the VOA.



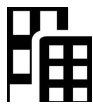
**PLANNING DOCUMENTS:** Copies of the planning application, decision notice & plans are available on [www.brucecommercial.co.uk](http://www.brucecommercial.co.uk)



**EPC:** To be confirmed.



**POSSESSION:** Immediate



**USE:** B1 Offices



**LEGAL** Each party will be responsible for their own legal costs however in the event of a purchaser withdrawing, they will be responsible for the owners costs.



**VIEWING:** By appointment. Contact 0207 267 6772 [info@brucecommercial.co.uk](mailto:info@brucecommercial.co.uk)

Winter 2020