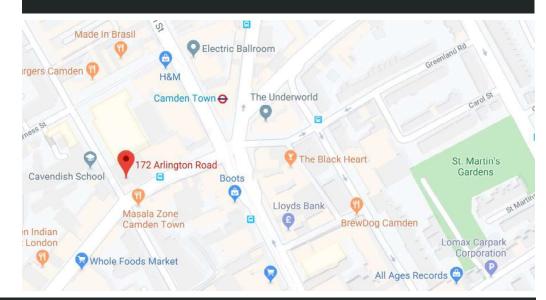


CAMDEN OFFICES TO LET NEWLY DECORATED 1ST FLOOR OFFICES 1,350 SQ FT 125 SQM

AMENITIES

- NEWLY DECORATED
- LAMINATE FLOORING
- ATTRACTIVE ENTRANCE
- KITCHEN
- ENTRY-PHONE
- AIR CONDITIONING
- SELF CONTAINED TOILETS
- REFURBISGED COMMON PARTS
- NEW LED LIGHTING

172 ARLINGTON ROAD CAMDEN NW1 7HL



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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



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LOCATION: The building is located at the junction of Arlington Street & Parkway less that 2 minutes walk from Camden Underground & the High Street. Camden offers excellent communicatins to all over London with Camden Overground providing excellent East - West connections between Richmond & Stratford. THe High Street offers a mix of shopping & Camden Lock an enviable selection of food.



RATES: The rateable value is £36,500 so payable for the year 19/20 are £17,250. Interested parties are advised to verify this for themselves.



SERVICE CHARGE: To be confirmed



EPC: The Unit has a rating of D 77.



OCCUPATION: Immediate



LEGAL Each party will be responsible for their own Legal Costs, however in the event of the tenant



VIEWING: By appointment joint agents Bruce Contact Neil Sint 0207 267 6772 info@brucecommercial.co.uk DMA Contact Alex Cooper 0207 491 7777 Winter 2020







LEASE: A new lease is available for a term by arrangement. The lease will be excluded from the Security of Tenure and



RENT: £50,000 per annum exclusive. There is no VAT. A rent deposit will be required.

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