



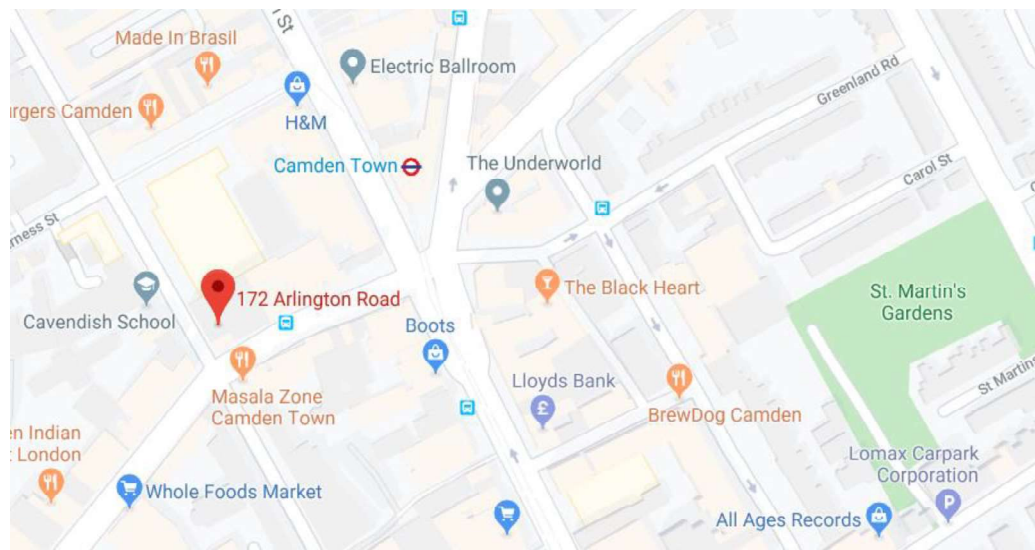
CAMDEN OFFICES TO LET

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
- REFURBISHED COMMON PARTS
- NEW LED LIGHTING

172 ARLINGTON ROAD CAMDEN NW1 7HL



We know Camden because we're in Camden

Bruce
Commercial Estate Agents
0207 267 6772



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LOCATION: The building is located at the junction of Arlington Street & Parkway less than 2 minutes walk from Camden Underground & the High Street. Camden offers excellent communications 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



ACCOMMODATION: A newly decorated office on the first floor arranged mainly in open plan but with 2 partitioned rooms, kitchen store room & private toilets. The unit extends to 1,350 sq ft



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.