



**CAMDEN NW1, GROUND FLOOR
OFFICE/SHOWROOM/TRAINING/MEDICAL/RESTAURANT/E
CLASS 2,100 SQ FT 195 SQM WITH LEVEL ACCESS & DDA WC'S
TO LET**

1A Hawley Road
NW1 8RP

Office

TO LET

2,100 sq ft
(195.10 sq m)

- EXTENSIVE FRONTAGE, AIR CONDITIONING, PRIVATE FORECOURT, GREAT SIGNAGE, LEVEL ACCESS, DDA TOILETS, LAMINATE FLOORING, 3 PHASE POWER

1A Hawley Road, London, NW1 8RP

Description

The building is planned on just the ground floor and provides 2,100 sq ft (195 sqm) with an extensive frontage and signage opportunity. The property will be returned to open plan but is currently used as a training facility but suitable for a wide variety of uses including Offices, Medical, Showrooms, Restaurant & other uses within the new E Class. There is a private forecourt & the unit is air conditioned, has 3 phase power & high volume hot water.

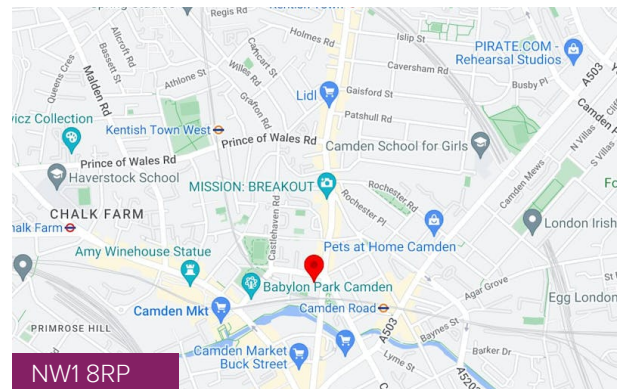
Location

The property is located on the south side of Hawley Road close to the junction with Kentish Town Road. Camden Town Underground Station is just 3-4 minutes walk and Camden Road 4-5 minutes. The building is close to Camden Lock, Camden High Street and Kentish Town Road where there are an abundance of cafe's restaurants, bars, pubs and entertainment options.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	2,100	195.10	Available
Total	2,100	195.10	



Summary

Available Size	2,100 sq ft
Rent	£95,000 per annum
Rates Payable	£11.29 per sq ft
Rateable Value	£47,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs. The tenant will pay £3,500 towards the Landlords Agents & Legal costs if they withdraw
EPC Rating	D (76)

Viewing & Further Information

Neil Sint

0207 267 6772 | 0785 044 4697

neil@brucecommercial.co.uk

Bruce.
Commercial Estate Agents