



**CAMDEN NW1, GROUND FLOOR DARK KITCHEN, DARK STORE,
RESTAURANT, CHARGING DEPOT
2,100 SQ FT 195 SQM WITH LEVEL ACCESS & DDA WC'S TO LET**

1A Hawley Road
NW1 8RP

Leisure, Office, Retail

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: Restaurant, Dark Kitchen, Dark Store Electric Bike Charging Hub & other uses within the new E Class. There is a private forecourt at the front of the property & the unit has 3 phase power & high volume hot water.

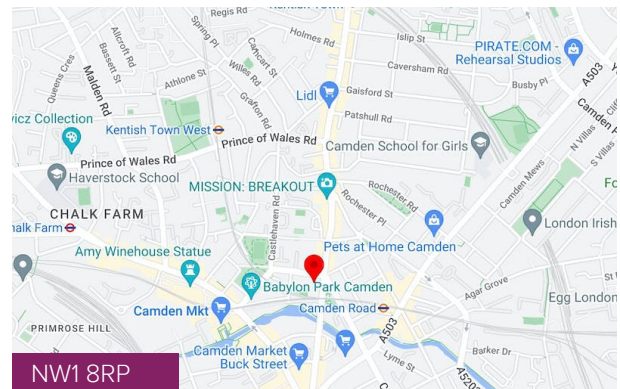
Location

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 adjoins a takeaway unit and a school with minimal surrounding residential.

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

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Commercial Estate Agents