



OFFICE/E CLASS UNIT 1,400 SQ FT

SELF CONTAINED 1,400 SQ FT GROUND FLOOR OFFICE OR E CLASS SPACE, LEVEL ACCESS, DISPLAY FRONTAGE & SIGNAGE, SUIT A VARIETY OF USES

7-9 Ferdinand Street

NW1 8ES

Office

TO LET

1,400 sq ft

(130.06 sq m)

- 17'6 Window Frontage, Signage, Air Conditioning, Wood Flooring, Level Access, Central Heating, Electric Roller Shutters, Kitchen, Toilets, Sky Lights, Cat 5 Cabling, Self Contained

7-9 Ferdinand Street, London, NW1 8ES

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Refurbished with Level Access	1,400	130.06	Available
Total	1,400	130.06	

Description

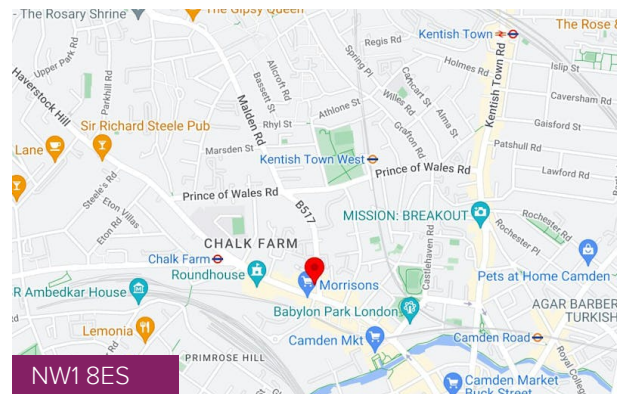
A newly refurbished ground floor unit with level access suitable for office, retail, Medical/Consulting or other uses within Class E. The unit has been refurbished and is arranged as two areas with private toilets and a kitchen capable of further sub-division. The unit is self contained with signage options & has an extensive window frontage with electric shutters.

Location

Ferdinand Street is located off Chalk Farm Road opposite the Stables Market and the New Camden Goods Yard. It is a key route between Camden, Kentish Town, Belsize Park & Hampstead Heath. The area is undergoing extensive development with over 1,000 flats & circa 400 student rooms in planning or under construction. The temporary Morrisons store will move to a new purpose built unit in the Goods Yard and the site redeveloped as shops with offices above. Chalk Farm Underground Station is just a few minutes walk and Kentish Town West(Overground) is also close by. These provide excellent access North & South and East West between Stratford & Richmond. Camden Lock & the Stables provide an array of Street Foods and leisure activities whilst there are cafes, bars & restaurants on Chalk Farm Road.

Viewings

BY APPOINTMENT THROUGH SOLE AGENTS BRUCE



Summary

Available Size	1,400 sq ft
Rent	£32 per sq ft
Rates Payable	£9.97 per sq ft
Rateable Value	£27,250
Service Charge	£1.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs. Tenant to pay landlords legal & agents fees up to £2,500 plus VAT if they withdraw
EPC Rating	C (71)

Viewing & Further Information

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Commercial Estate Agents