



**ONE FOR THE ART/CREATIVE COMMUNITY A BUILDING WITH  
GREAT PROVENANCE  
A STUDIO OF 5,300 SQ FT WITH 5M HEIGHT INTO THE APEX,  
AVAILABLE NOW**

## **The Shed**

38 Georgiana Street, NW1 0EB

Office

# **TO LET**

**5,300 sq ft**

(492.39 sq m)

- NEWLY DECORATED, SECLUDED SITE, NORTH LIT STUDIO BUILDING, 5M CEILING HEIGHT INTO APEX, LARGE SLIDING DOOR, SHOWER, OFFICE/ADMIN AREA, NEW LIGHTING, PHOTOGRAPHIC STUDIO, PARKING BY ARRANGEMENT

# The Shed, 38 Georgiana Street, London, NW1 0EB

## Description

The Shed is a building with a strong provenance in the Art World being part of the Anthony Caro Estate. It is a large open plan creative studio space with a large sliding door providing easy movement for large scale works. The unit is arranged just on the ground floor together with an office/admin area a large photographic studio. To the apex of the roof the ceiling height is 5m and to the underside of the beams 4m. Whilst the property will be mainly of interest to those in the creative sector, the building is also suitable for use as a gym, photography studio, fashion & other leisure uses. The property has been newly decorated and new LED lighting installed. There is car parking available and good loading.

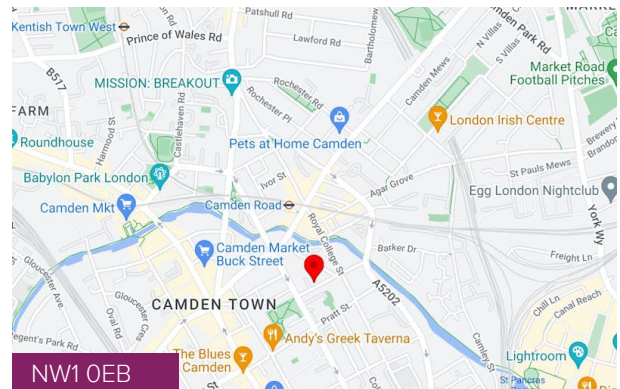
## Location

The building is located in a private gated mews off Georgiana Street which is located between Camden Town Station (Northern Line) and Camden Road Overground a perfect combination for staff in North, South East or West London. Kentish Town Thameslink and Kings Cross are both about 10 minutes walk. Camden High Street with its cafes, shops, bars, clubs, supermarkets is just 3-4 minutes walk. All in all a quiet yet central & secure location set amongst other creatives.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,300	492.39	Available
<b>Total</b>	<b>5,300</b>	<b>492.39</b>	



## Summary

<b>Available Size</b>	5,300 sq ft
<b>Rent</b>	£182,500 per annum
<b>Rates Payable</b>	£7.86 per sq ft Based on 1st April 2023 Valuation
<b>Rateable Value</b>	£83,500
<b>Car Parking</b>	£2,000 per space / annum
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs. The tenant will be liable for the Landlords costs up to £3,500 if they withdraw
<b>EPC Rating</b>	B (40)

## Viewing & Further Information

### Neil Sint

0207 267 6772 | 0785 044 4697

neil@brucecommercial.co.uk

**Bruce.**  
Commercial Estate Agents