



BRIGHT GROUND FLOOR OFFICES

**A GROUND FLOOR DDA COMPLIANT UNIT OF 1,880 SQ FT
ARRANGED MAINLY IN OPEN PLAN BUT WITH 1 LARGE & 2
SMALLER MEETING ROOMS OR OFFICES**

1A Harmood Street

Camden, NW1 8DN

Office

TO LET

1,880 sq ft

(174.66 sq m)

- GOOD NATURAL LIGHT, HIGH CEILINGS CENTRAL HEATING, CARPETING, LEVEL ACCESS, ATTRACTIVE ENTRANCE, DIRECT STREET ACCESS FOR DELIVERIES. KITCHEN BREAKOUT, KITCHENETTE

1A Harmood Street, Camden, NW1 8DN

Description

The ground floor provides 1,880 sq ft of good open plan accommodation which provides level access from the street as well as DDA facilities. The offices are arranged mainly in open plan but with reception, one large meeting room & 2 smaller meeting rooms or offices. The offices can be accessed from the main common parts or directly from the street which also affords direct access for deliveries. There are two kitchens & male & female WC's.

Location

The building is located on Harmood Street just 20m from Chalk Farm Road and directly opposite The Stables Market. The property is 5-6 minutes walk to Chalk Farm (Northern Line) Underground a similar distance from Kentish Town West Overground or 8-9 minutes from Camden Town Underground. The location is quiet but in a central location for all the amenities that Camden has to offer including the bars & cafes, the food within The Stables & Camden Lock as well as being a very short walk to Primrose Hill. The Chalk Farm area is undergoing a major regeneration with the Camden Goods Yard, Student Accommodation, Verdica and the new development surrounding Chalk Farm Road Station.

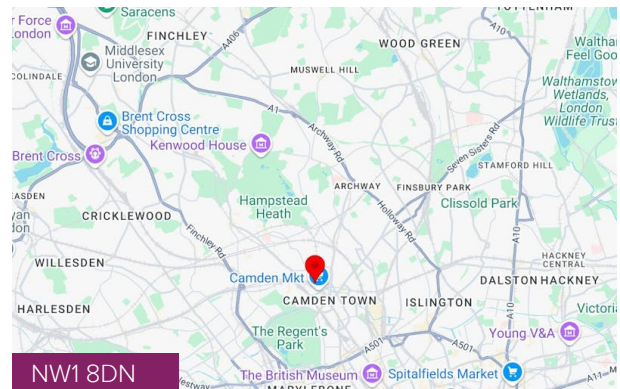
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 1,880 | 174.66 | Available |
| Total | 1,880 | 174.66 | |

Viewings

Viewing by appointment through Sole Agents, Bruce Commercial 0207 267 6772



Summary

| | |
|-----------------------|--|
| Available Size | 1,880 sq ft |
| Rent | £72,000 per annum |
| Rates Payable | £20.18 per sq ft |
| Rateable Value | £69,500 |
| Service Charge | £3.50 per sq ft |
| VAT | Not applicable |
| Legal Fees | Each party is to pay their own legal costs but if the tenant withdraws, they will be liable for the Landlords Legal & Agency costs up to £3,750.00 |
| EPC Rating | C (68) |

Viewing & Further Information

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Bruce.
Commercial Estate Agents