



**Camden NW1 2,100 sq ft Training, Office, Showroom, Recording Studio, Medical, Class E. Large Window Frontage & Excellent Signage**

**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: Office, Showroom, Medical, Retail, Leisure, Dark Kitchen/Store, Recording Studio & 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.

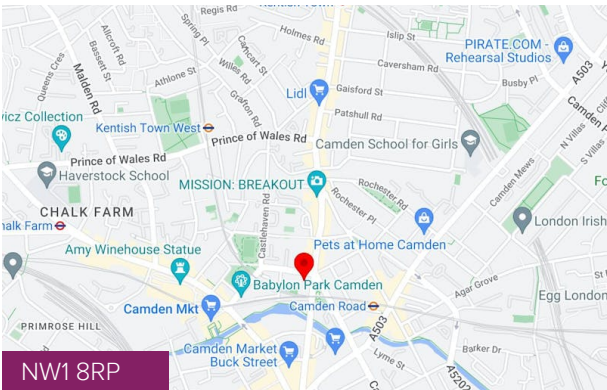
## Location

The property is located in a highly visible location 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 new Hawley Wharf development & Camden Lock are just moments away. There is minimal residential immediately surrounding the property which makes other uses very viable.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,100	195.10	Available
<b>Total</b>	<b>2,100</b>	<b>195.10</b>	



## Summary

Available Size	2,100 sq ft
Rent	£70,000 per annum
Rates Payable	£10.91 per sq ft Based on 2023 Valuation
Rateable Value	£44,750
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



