



CAMDEN 800 SQ FT SELF CONTAINED OFFICES OFFICES TO LET

7-9 Ferdinand Street

NW1 8ES

Office

TO LET

800 sq ft
(74.32 sq m)

- SELF CONTAINED OFFICE FLOOR
- FANTASTIC NATURAL LIGHT
- VERY FUNCTIONAL FLOORS
- CLOSE TO UNDERGROUND & OVERGROUND STATIONS
- DOUBLE GLAZING
- CENTRAL HEATING

7-9 Ferdinand Street, London, NW1 8ES

Description

The building is located just 30 metres from Chalk Farm Road opposite The Stables Market just moments from Chalk Farm Underground or Kentish Town West Overground. The first floor provides 800 sq ft of self contained office space providing a large open plan room with 5 windows along the main frontage, a private office/meeting room and a kitchen/breakout area. The offices are not overlooked either at the front or the back and natural light is excellent. A further unit of 1,100 sq ft is available on the 2nd & 3rd floors.

Location

Ferdinand Street is located in the heart of Chalk Farm which is undergoing a major regeneration with the development of Camden Goods Yard, Verdica, a 400 unit Student development+ Commercial, the Development surrounding Chalk Farm Station & the Redevelopment of the temporary Morrisons Store into retail with offices above. The Stables Market adds to the vibrant mix of cafes, restaurants, pubs & bars while the Round House adds a cultural fix. Ferdinand is a main route between Camden & South End Green/Hampstead Heath and is just 4-5 minutes walk from Chalk Farm Station and 5-6 from Kentish Town West Overground which provides great access East & West to Shoreditch, Dalston, Stratford and Richmond

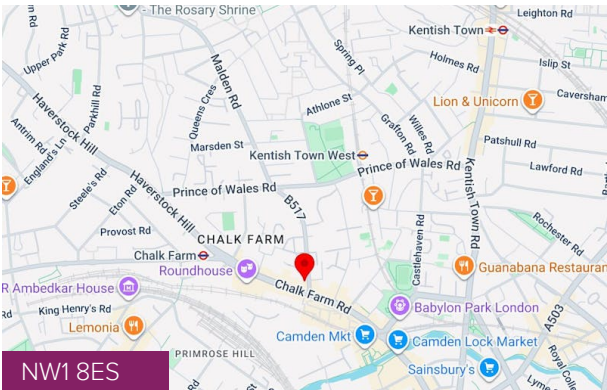
Accommodation

Comprises the following approximate areas:

Name	sq ft	sq m	Availability
1st	800	74.32	Available
Total	800	74.32	

Viewings

By appointment through Sole Agents Bruce Commercial 0207 267 6772 or 07850 444 697



Summary

Available Size	800 sq ft
Rent	£30,000 per annum
Rates Payable	£15.40 per sq ft Based on 2023 assessment.
Rateable Value	£93,050
Service Charge	N/A
VAT	Applicable
Legal Fees	The incoming tenant is to be responsible for the lessors Legal Costs
Estate Charge	N/A
EPC Rating	C

Viewing & Further Information

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Commercial Estate Agents

