

FREEHOLD OCCUPIER INVESTMENT



**FOR SALE 1,900 SQ FT VACANT OFFICE/RESIDENTIAL stp IN
THE HEART OF THE CHALK FARM REGENERATION ZONE WITH
GROUND FLOOR INCOME**

7-9 Ferdinand Street

NW1 8ES

Office

FOR SALE

1,900 to 3,300 sq ft
(176.52 to 306.58 sq m)

- SELF CONTAINED UPPER PART
- PART INCOME PRODUCING
- 17'6 FRONTAGE
- FANTASTIC NATURAL LIGHT
- VERY FUNCTIONAL FLOORS
- CLOSE TO UNDERGROUND & OVERGROUND STATIONS
- DOUBLE GLAZING
- CENTRAL HEATING WITH SOME AIR CONDITIONING

7-9 Ferdinand Street, London, NW1 8ES

Description

The building is located just 50 metres from Chalk Farm Road opposite The Stables Market and currently provides vacant offices on the first, second & third floors with income from the ground floor unit which is under offer. The whole building is 3,300 sq ft. although the self contained upper part offers occupation of between 800 & 1,900 sq ft. The offices provide very efficient accommodation with a large open plan room at the front and two rooms at the rear. Each floor is self contained and would have been a self contained flat at some point in the past. A third floor is accessed via an internal staircase from the second floor. There are 5 large windows across the frontage so natural light is very good and the property is not directly overlooked at the front or rear. All the floors have been recently refurbished.

Location

Ferdinand Street is located in the heart of Chalk Farm which is undergoing a major regeneration with the development of Camden Goods Yard, Verdicta, 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

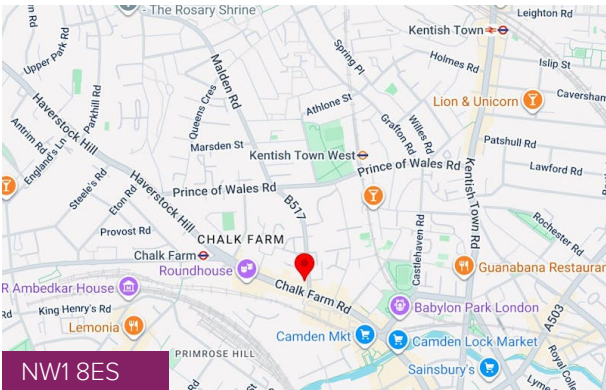
Accommodation

Comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Office/Retail, E Class	1,400	130.06	Under Offer
1st	800	74.32	Available
2nd	800	74.32	Available
3rd	300	27.87	Available
Total	3,300	306.57	

Viewings

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



Summary

Available Size	1,900 to 3,300 sq ft
Price	£1,900,000
Rates Payable	£15.40 per sq ft Based on 2023 assessment.
Rateable Value	£93,050
Service Charge	N/A
VAT	Applicable
Legal Fees	The purchaser is to be responsible for the Vendors Legal Costs
Estate Charge	N/A
EPC Rating	C

Viewing & Further Information

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Commercial Estate Agents



