

NEWLY REFURBISHED



**A SELF CONTAINED FIRST FLOOR CREATIVE OFFICE SUITE OF
2,065 SQ FT WITH GREAT NATURAL LIGHT & IN THE HEART OF
THE CHALK FARM REGENERATION**

1A Harmood Street

NW1 8DN

Office

TO LET

2,065 sq ft
(191.84 sq m)

- NEWLY REFURBISHED
- WAREHOUSE STYLE OFFICES
- FANTASTIC TRANSPORT LINKS
- NEW LED LIGHTING
- COURTYARD ENTRANCE
- NATURAL LIGHT ON 3 SIDES
- NEW FLOORING
- KITCHEN/BREAKOUT AREA
- NEW ELECTRICS
- SECURE CYCLE RACKS

Description

This bright first floor offices in a warehouse style building is undergoing a comprehensive refurbishment with new lighting, new electrics, decoration, new flooring and is approached through an attractive gated courtyard entrance. The offices are open plan and benefit from industrial style Crittall windows on 3 sides affording excellent natural light. There is a kitchen/break-out area and tea point together with demised male & female toilets. There are also secure cycle racks.

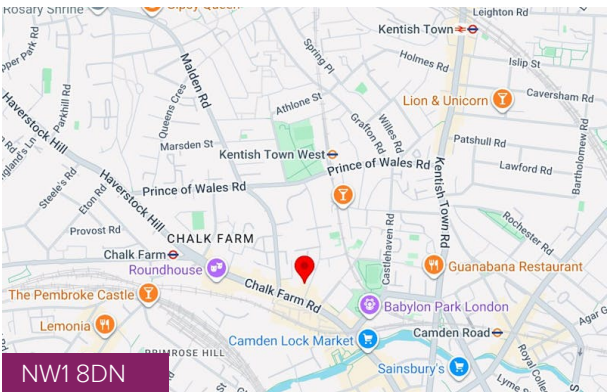
Location

The building just a few metres from Chalk Farm Road in the heart of a massive regeneration zone where thousands of new homes, a Hotel, student accommodation and 250,000 sq ft of brand new offices are either built or under construction. The building is just 4 minutes to either Chalk Farm Road Underground (Northern line) north/south or Kentish Town West Overground which provides an excellent east west route between Barking/Stratford & Richmond. There are a wide array of cafe's, restaurants, street food and entertainment venues as well as pubs & bars. Some 2,000 new homes are being built in Chalk Farm which will significantly change the make-up of the area over the next 2 years. Transport links are excellent with journey times to Kings Cross/Euston 6 minutes, Tottenham Ct Road 12 minutes and access to parts of Hertfordshire, Olympia, Battersea and Norther line branches via Charing Cross & Bank

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	2,065	191.84	Available
Total	2,065	191.84	



Summary

Available Size	2,065 sq ft
Rent	£65,000 per annum
Rates Payable	£20.42 per sq ft
Rateable Value	£84,500
Service Charge	£5 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Viewing & Further Information

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