FOREST
REAL ESTATE

ROBERT IRVING BURNS

CLEARWATER YARD

35 Inverness Street, London, NW1 7HB

PRESTIGIOUS OFFICE SPACE
IN A SECLUDED ARCHITECTURALLY
DESIGNED BUILDING



Ground Floor – available in part or as a whole
Flexible – from 1,079 sq.ft. to 3,989 sq.ft.

Welcome to Clearwater Yard

A calming, creative environment in the midst of vibrant Camden

This RIBA award-winning building, by architects Alford Hall Monaghan Morris, makes an immediate impression. The gated entrance leads onto a paved and landscaped courtyard. Reception greets you with a polished concrete floor, complemented by a feature wall, a stylish reception desk and new furniture. The washrooms throughout the building have also been designed with the utmost care and attention and are in keeping with the high quality that the building provides.

The ground floor can be taken either as 1,079 sq.ft. (RHS), 2,910sq.ft. (LHS), or as a whole totaling 3,989 sq.ft. to suit the incoming tenant. For further information please speak with a member of the team.



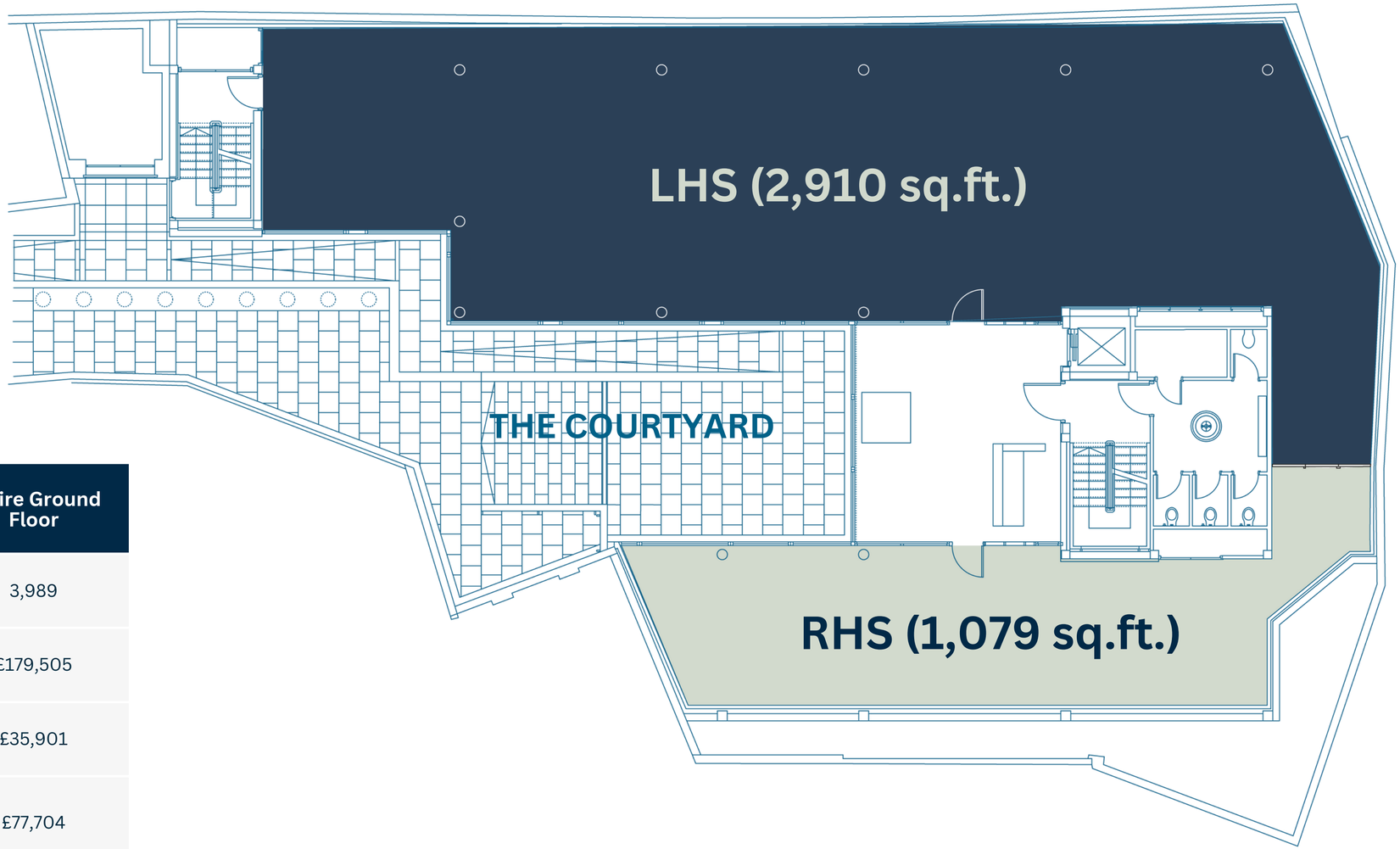
Indicative photo of RHS



Indicative photo of RHS

- 6 person meeting room
- Gated courtyard accessed via an entry code
- Reception with striking feature concrete floor
- LED linear lighting
- Communal WCs (male & female)
- Dailkin System air conditioning units
- Bolon flooring
- Secure bike storage
- Fully fitted kitchenette
- Passenger Lift

Floor Plan & Costings



Not to scale.

Floor	Part Ground Floor (LHS)	Part Ground Floor (RHS)	Entire Ground Floor
Size (sq.ft.)	2,910	1,079	3,989
Rent (p.a.) excl.	£130,950	£48,555	£179,505
Current Service Charge	£26,190	£9,711	£35,901
Estimated Rates Payable (p.a.)	£58,368	£19,336	£77,704
	£215,508	**£77,602**	**£293,110**



Reception
Indicative photo


Indicative photo of RHS


Indicative photo of RHS

Description

The property offers the option to lease the Ground Floor in part or in its entirety from 1079 sq. ft. to 3989 sq. ft.

The open plan space offers an air-conditioned work environment benefitting from a large private meeting room. Raised access flooring allows for all the cabling requirements that modern technology demands. With the ever increasing focus on sustainability and ESG values, Inverness Yard offers an occupier a contemporary working environment but not at the cost of environmental factors. For example the roof was designed to be a green roof consisting of many plants, with the environment at its heart.

Travel Times

- Camden Town (3 min walk) Northern Line
- Camden Road (9 min walk) Overground Line
- Mornington Crescent (10 min walk) Northern Line
- St Pancras International (11 mins via Northern Line - 23 min walk)
- King’s Cross (11 mins via Northern Line - 23 min walk)

















LOCATION

Located in the midst of Camden, the property is a short walk from Inverness Street Market & Camden Town Underground Station (Northern Line).

The immediate surrounding areas down to St Pancreas & Kings Cross is fast becoming a thriving hub for emerging life sciences companies and innovative startups looking to make a name for themselves. To the West of Clearwater Yard you will find the lovely green spaces of Regents Park and also Primrose Hill, which provide a tranquil escape for employees during their lunch breaks and for the more energetic it is perfect for a lunchtime run.

SIGNIFICANT OCCUPIERS

1 British Heart Foundation
2 Doctor Martens
3 Bauer Media
4 RNIB
5 Viacom
6 Piercy & Co
7 French Connection
8 Hugo Boss
9 Star Lizard
10 Lyle & Scott
11 SSP
12 Itech
13 ASOS
14 KOKO

Not to scale. For indicative purposes only.

CONTACTS

Zach Forest
07890 209 397
zach@forestrealestate.co.uk

Cormac Sears
07850 399 627
cormac@forestrealestate.co.uk

Alfie England
07756 623 656
alfie@forestrealestate.co.uk

Freddie Brett
0207 927 6575
freddie@rib.co.uk

Jim Clarke
0207 927 0631
jim@rib.co.uk

Henry Bacon
0207 927 0646
henry@rib.co.uk

FOREST
REAL ESTATE

RIB
ROBERT IRVING BURNS

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Ground Floor RHS available from June 2023 and
Ground Floor LHS available from December 2023.
May be sooner by negotiation.
Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Available on request.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2023.