

Arches 30-33
Prowse Place
Camden
London
NW1 9PH



TO LET - A1 / B1 opportunity

6,372 sq ft



Location

The property is located in vibrant Camden a short walk from Camden High Street and Regents Canal. Situated between Camden Street and Prowse Place, with frontage and pedestrian access from Camden Street. The arches and land are located a short distance from both Camden Town Underground Station (Northern Line) and Camden Road Station (London Overground services).

Description

The property offers a unique opportunity to acquire a terrace of arches in Camden. The space comprises of 3,365 sq ft of space on the ground floor with an additional 3,007 sq ft of first floor space. The unit also benefits from a secure yard to the front of the property, c. 3,500 sq ft.

The arches benefit from vast amounts of natural sunlight due to the glass-faced frontages at both the front and rear of the units.

The arches are have W/C, a kitchen area and spot lighting throughout.



Floor Areas (approx.)

	Sq ft
Ground Floor	3,365
First Floor	3,007
Total	6,372

* secure gated yard areas approx. 3,500 sq. ft

Rates

Rates will need to be re-assessed following segregation works. We understand from the London Borough of Camden that the rateable value for the whole of the property (c.13,000sq ft) is £184,000. The rates payable for 2018/19 for half equate to c.£45,356.

Interested parties are advised to make their own enquiries.

Terms

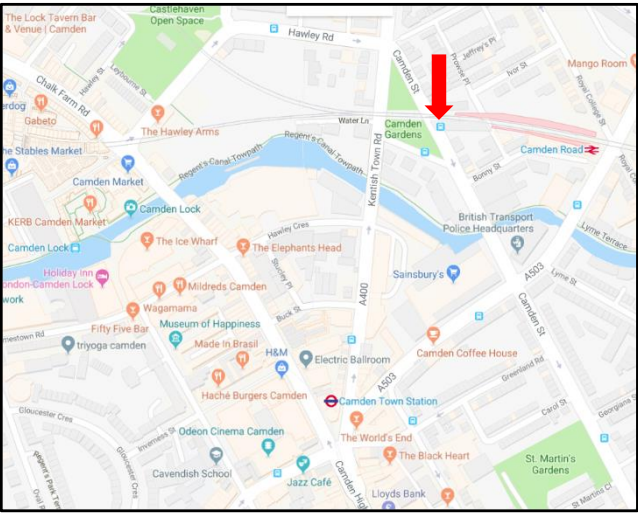
The arches are available on a new lease directly from the landlord on terms to be agreed. Offer are invited **in excess of £35 per sq ft exclusive** plus VAT.

Legal Costs

Each party is to bear their own legal costs.

EPC

EPC's are available upon request.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property March 2019.

Viewing

Viewings are available strictly by appointment through sole agents:-

Jonathan Hay
Jonathanh@grantmillswood.com

George Williams
Georgew@grantmillswood.com

