

TO LET**CREATIVE SELF-CONTAINED OFFICE BUILDING**

KINGS STUDIOS, 43-45 KINGS TERRACE, LONDON NW1 0JR

**TOTAL: 6,545 SQ. FT. (608.05 SQ. M.)****LOCATION ([GOOGLE MAPS](#))**

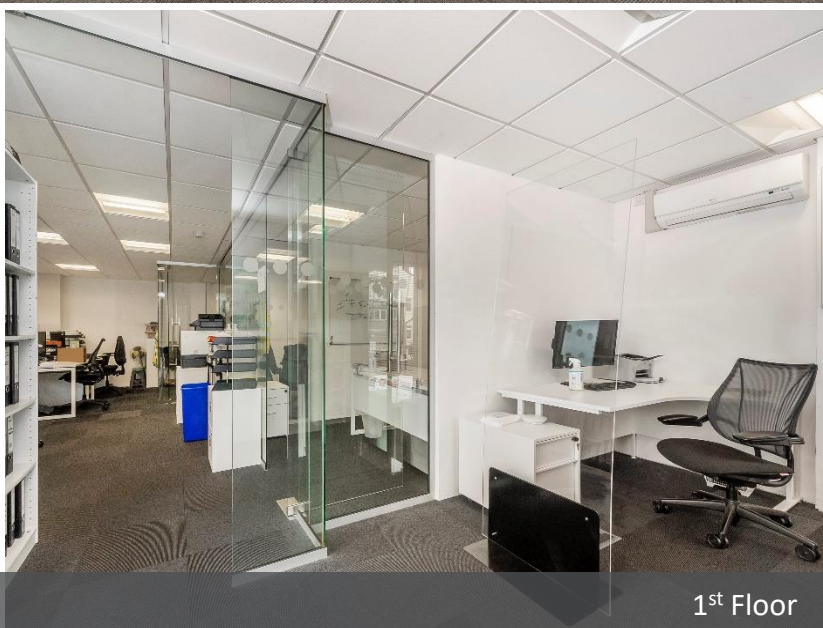
This modern building is situated to the west side of Kings Terrace, a quiet mews that links with Camden High Street via Plender Street. Camden Town benefits from a wide variety of retail and restaurant outlets and is world renowned for the shopping experiences at Stables Market/Camden Lock. Camden Town and Mornington Crescent Underground Stations (Northern Line) are within easy walking distance and a number of local bus routes serve the West End and City. The National Rail stations at Euston and Kings Cross/St Pancras International are also within a short distance of the building.



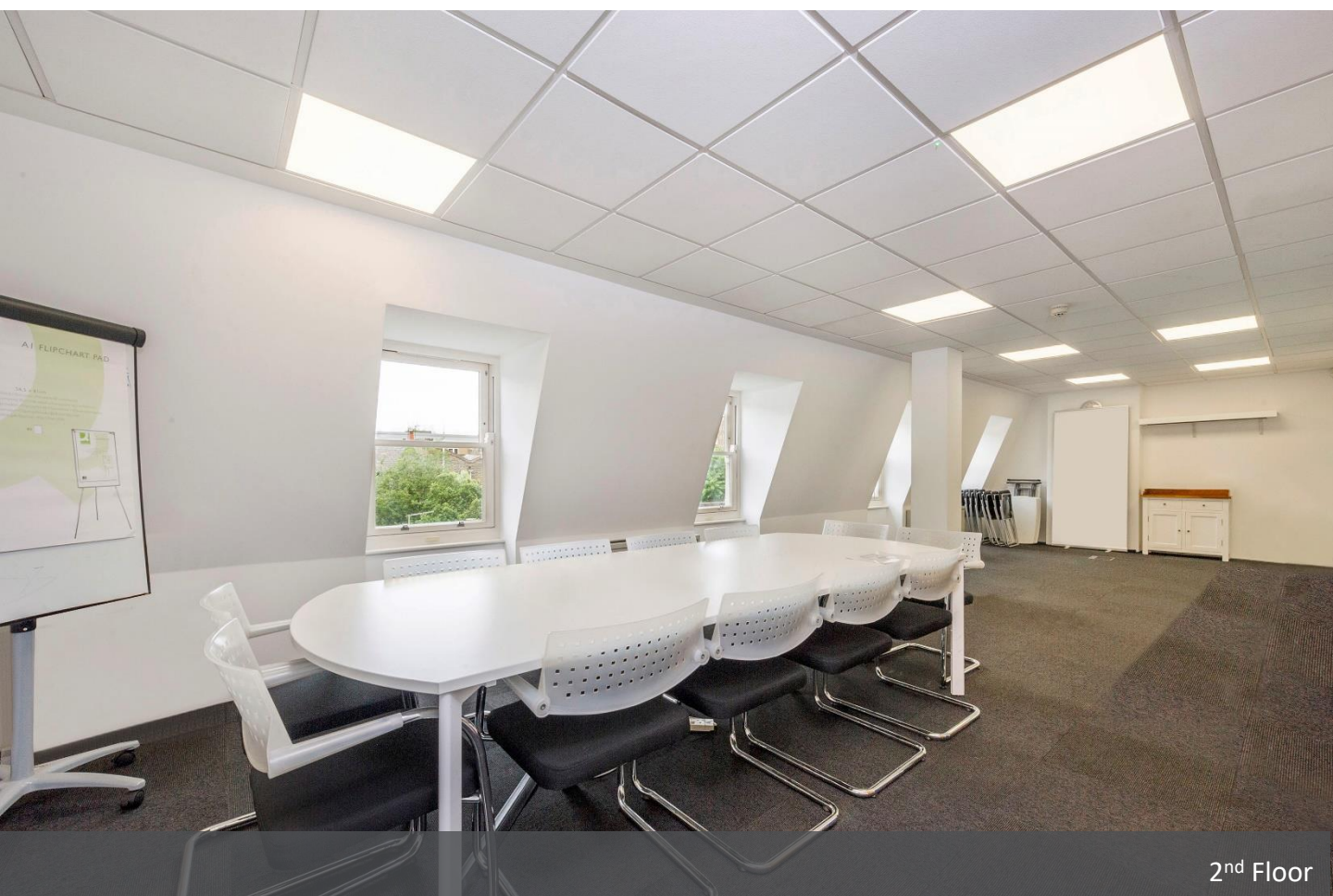
Reception



Ground Floor/ Reception



1st Floor



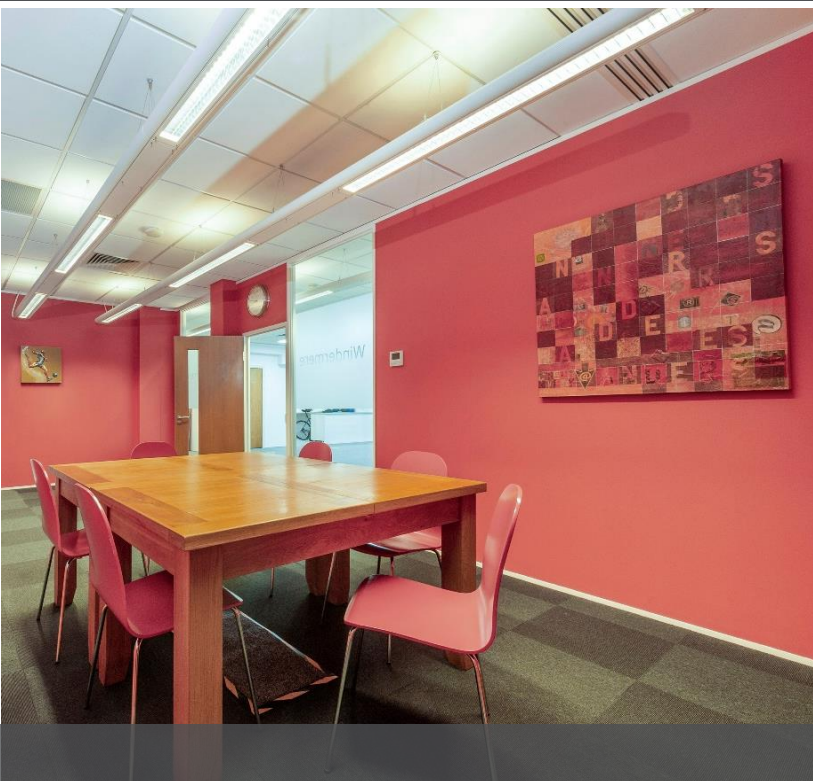
2nd Floor





Lower Ground Floor





Lower Ground Floor



DESCRIPTION

The accommodation is arranged over Lower Ground, Ground and two upper floors with a variety of attractive modern features and finishes to each floor. The premises are fitted out to a good standard, providing excellent functional working space commensurate with today's tenant requirement.

AMENITIES

- Fully Accessible Raised Floors
- Comfort Cooling
- Striking Reception
- LG7 Compliant Lighting
- Feature Light Wall
- DDA Compliant Lift
- Kitchen / Shower Facilities
- Male, Female And Disabled WCs
- 24 Hour Access
- EPC 'C' Rating

EPC

Available upon request.

BUSINESS RATES

Local Authority: Camden

Rateable Value: 120,000 pa

Current Rates Payable: £61,440 pa

FLOOR AREA

6,545 sq. ft. (608 sq. m.)

LEASE

Option 1: Assignment of the existing lease dated 18th August 2014 to 17th August 2024 at a passing rent of £132,000 per annum.

Option 2: A new lease direct with the landlord subject to negotiation.

POSSESSION

Upon completion.

LEGAL COSTS

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

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



VIEWINGS:

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