

# ELLIS BROWN

## OFFICES TO LET

Modern refurbished and fully fitted office accommodation in the heart of Camden

120 Camden High Street, NW1 0LU  
1,196 - 3,927 sq ft



Ellis Brown  
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### Description

120 Camden High Street has been recently refurbished offering high class office accommodation in the heart of Camden. Both parts of the 1st Floor have been newly fitted and furnished available for occupation immediately. The spaces benefit from superb natural light throughout from two elevations as well as excellent floor to ceiling heights, meeting rooms and extensive breakout space.

### Location

The property is located in a prominent position on Camden High Street in close proximity to Camden Town and Mornington Crescent underground stations. Regents Park is just short walk away as well as the local area offering an abundance of dining, shopping and live music venues in the vicinity for occupiers to enjoy.

### Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
1st - South	2,731	£45	On Application	£9.30	£12,357.78	£148,293.30	CAT B	Available
1st - North	1,196	£45	On Application	£9.30	£5,411.90	£64,942.80	CAT B	Available
<b>Total</b>	<b>3,927</b>	<b>£45</b>		<b>£9.30</b>	<b>£17,769.68</b>	<b>£213,236.10</b>		

### Features

Fully fitted and furnished  
Natural light throughout from two elevations  
4m+ floor to ceiling heights  
End of trip facilities  
Fibre connected  
Prominent location in Camden

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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### Joint Agents

George Cracknell (John D Wood)

Sam Marks (John D Wood)  
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