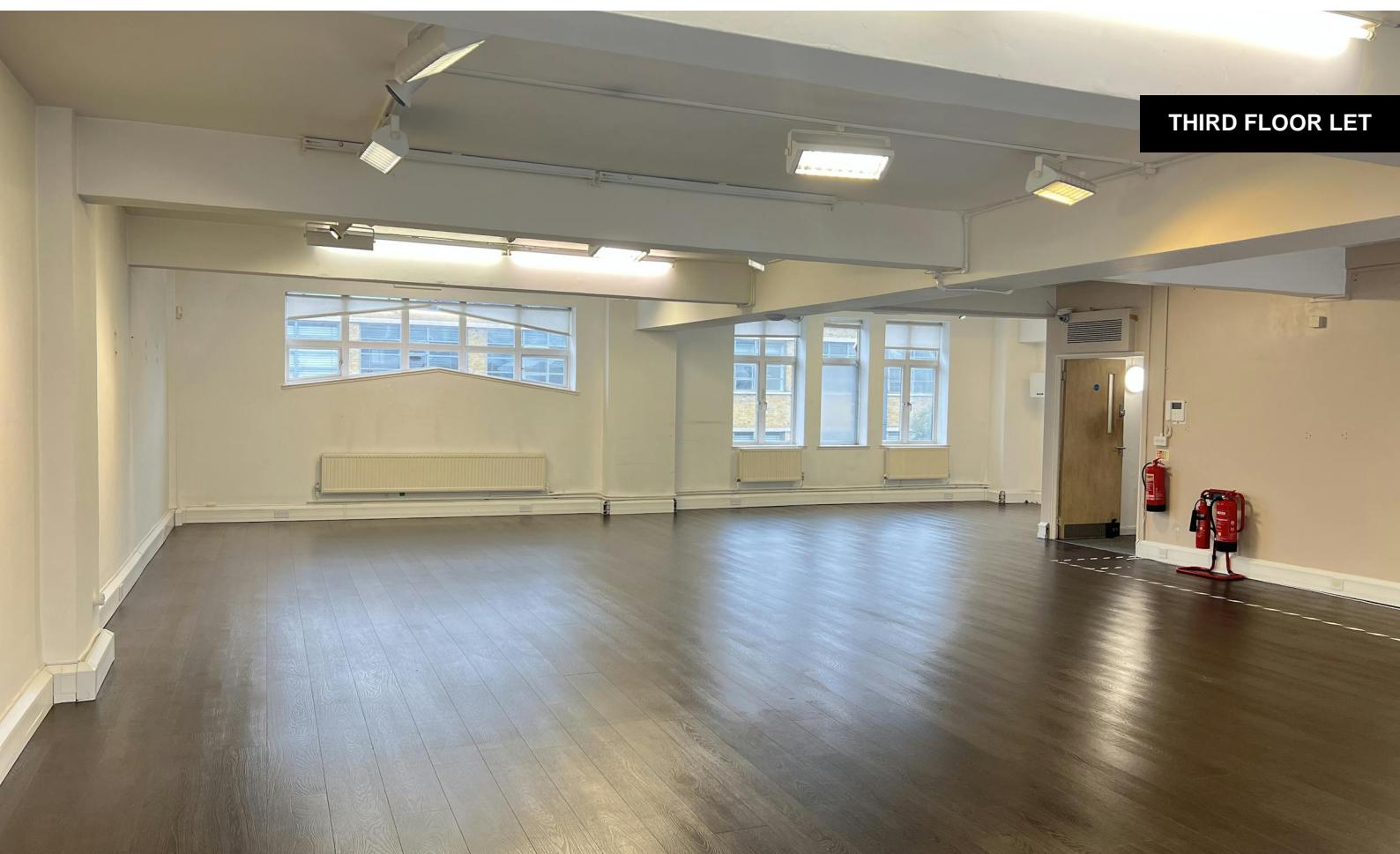


THIRD FLOOR LET



**LOW COST SHORT TERM OFFICE SPACE, CENTRAL CAMDEN, 2
MINUTES TO CAMDEN UNDERGROUND 1,500 SQ FT AVAILABLE
NOW**

10-11 Greenland Place

NW1 0AP

Office

TO LET

**1,500 sq ft
(139.35 sq m)**

- AIR CONDITIONING
- ROOF TERRACE
- LIFT
- LAMINATE FLOORING
- GREAT NATURAL LIGHT
- CENTRAL HEATING
- SPACIOUS ENTRANCE
- BIKE RACKS
- New key point...

10-11 Greenland Place, London, NW1 0AP

Description

We can offer self contained suites of 1,500 sq ft on the 2nd floor. The offices are approached through an attractive and spacious entrance with lift leading to a spacious central floor lobby. The offices have a mixture of central heating and air conditioning as well as LED lighting. The units are mainly open plan with windows on the front and rear elevation. The third floor of 2,950 sq ft has been let

There is access to a communal terrace on the top floor.

Leases for a term by arrangement subject to a rolling break option after the first year.

The leases are Excluded from the Landlord & Tenant Act.



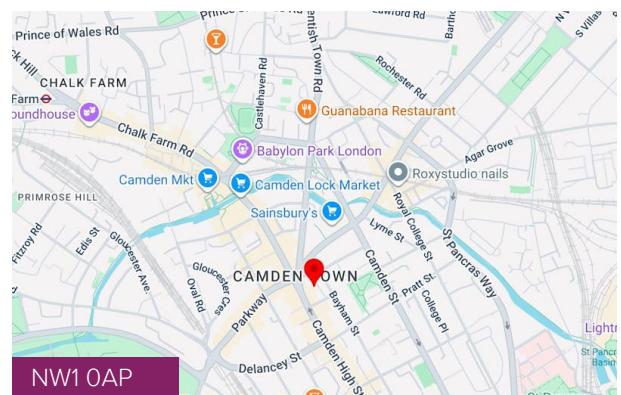
Location

The building is located at the junctions of Bayham Street, Greenland Place and Greenland Street, less than 100m from Camden Town Underground and 350m from Camden Road Overground which provides an excellent East West service. Camden High Street with its array of shops, cafes, restaurants, supermarkets, Banks & a Post Office is 25m away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - A self contained suite with great natural light	1,500	139.35	Available
Total	1,500	139.35	



Summary

Available Size	1,500 sq ft
Rent	£25 per sq ft
Rates Payable	£15 per sq ft This is an estimate
Service Charge	The Service Charge will be Fixed
VAT	Applicable
Legal Fees	Each party is to pay their own legal costs although the tenant will pay the Landlords cost of £4,500 if they withdraw.
EPC Rating	D

Viewing & Further Information

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Commercial Estate Agents



