

# ELLIS BROWN

## OFFICE TO LET

Self-contained fully fitted and furnished office in the heart of Camden available on flexible lease terms

Mode Studios, Centric Close, NW1 7EP  
1,151 sq ft



Ellis Brown  
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### Description

Located in a secure courtyard development, the space has an abundance of natural light and benefits from excellent ceiling height. The unit is offered fitted and furnished with a meeting room and is fully self-contained. The space lends itself as a perfect office/studio a stone's throw from Regent's Canal and Camden Town and a short walk to Primrose Hill.

### Location

Camden Town Underground Station (Northern Line) is within close proximity providing easy access to both the City and the West End. In the heart of Camden town the local markets are short walks away which boasts an exciting array of bars, independent shops and eateries for local occupiers to enjoy.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
Unit - 4	1,151	106.93	£29.50	£19.18	On Application	£4,669.22	£56,030.68	CAT A+	Available
<b>Total</b>	<b>1,151</b>	<b>106.93</b>	<b>£29.50</b>	<b>£19.18</b>		<b>£4,669.22</b>	<b>£56,030.68</b>		

### Features

Secure courtyard development  
Flexible lease terms available  
Bike storage  
Great natural light  
Poured resin flooring  
VRF air conditioning  
Excellent floor to ceiling height

### EPC

B

### Terms

On application

### VAT

Applicable

### Contact

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