

*Artist impression

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

TO LET

ARCHES 33-38
PROWSE PLACE
CAMDEN
LONDON
NW1 9PH

3,622 SQ FT

WITH LARGE COURT-YARD

(c.3,893 SQ FT)

E Class Opportunity

PROWSE PLACE

CAMDEN





DESCRIPTION

The property offers a unique opportunity to acquire a collection of arches in Camden. The space comprises of approximately **3,622 sq ft** of space on the ground floor with clear heights from 5.57m up to 7.88m. The unit also benefits from a large yard to the North (3,893 sq ft).

The property contains three interlinking arches. The arches benefit from vast amounts of natural sunlight due to the glass-faced frontages opening on to the yard.

The arches have: Concrete Floors, Water, Waste and Threephase Electricity Strip lighting throughout.





ACCOMMODATION

Floor Areas	Sq ft
Ground Floor	3,622
Yard	3,893



RATES

We understand the rateable value needs to be reassessed.

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. Offers are invited in excess of £126,770 per annum exclusive plus VAT.

LEGAL COSTS

Each party is to bear their own legal costs.

EPC

EPC's are available upon request.

VIEWING

Viewings are available strictly by appointment through agents:

Fabian Stuart Smith
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LOCATION

The property is located in vibrant Camden a very 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).



CAMDEN ROAD London Overground		CAMDEN TOWN Northern Line		KENTISH TOWN Thameslink	
2 mins		6 mins		12 mins	
Highbury & Islington	5 mins	London Bridge	14 mins	St. Pancras	6 mins
Stratford	24 mins	Waterloo	14 mins	Farringdon	10 mins

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