

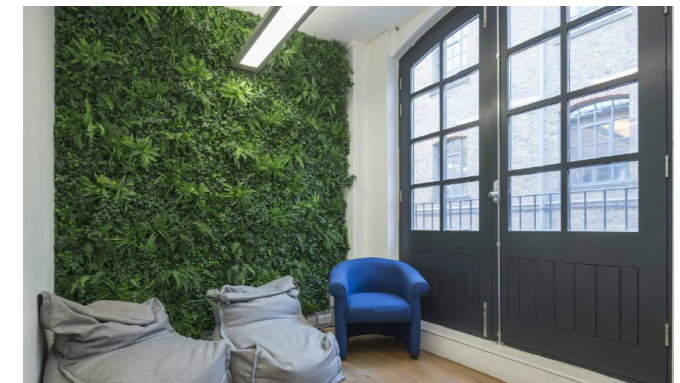
WAREHOUSE STYLE OFFICE IN CAMDEN

TO LET



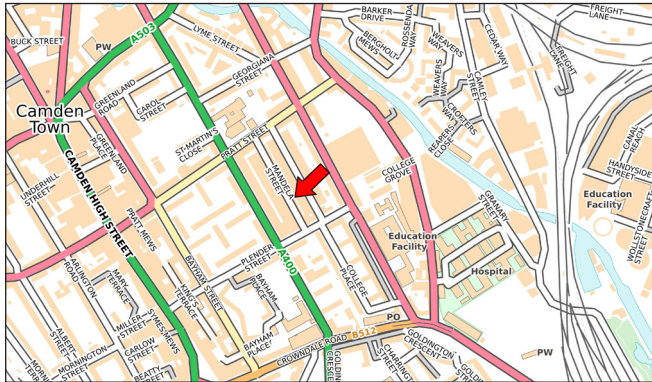
14-15 Mandela Street, Camden, London, NW1 0DU

- Prime central location in the heart of Camden
- Plug & Play
- Within minutes' walk of Camden Town & Mornington Crescent Underground Station
- Two Self Contained Offices Available
 - Lower Ground Floor 1,525
 - First Floor 2,570
- Extends to 3,995 sq ft / 371 sq m
- 4 Car Parking spaces
- Air conditioned
- Kitchen
- Bike Spaces
- Open plan accommodation



LOCATION

The office accommodation is located on Mandela Street in Camden Town, North London. Mandela Street runs parallel with Camden Street. The building is within a 10 minutes walk of both Camden Town and Mornington Crescent Underground stations providing a good service on the Northern line with a direct link to both Kings Cross and Euston national rail stations.



DESCRIPTION

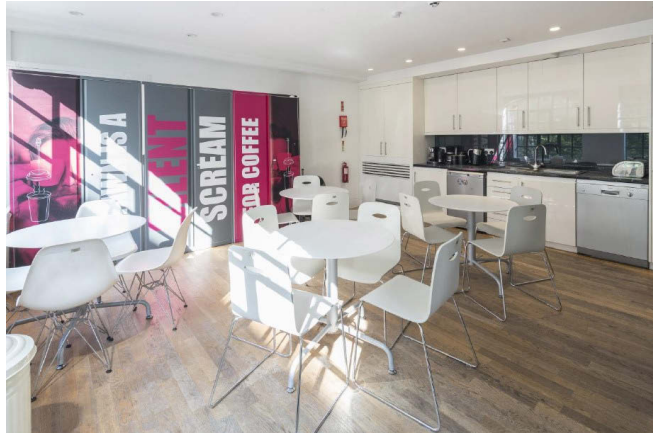
Fitted warehouse style office with an abundance of natural light. The space comprises a well configured open plan office space, W.Cs, bike and car parking. The property is arranged over four floors, each suite is self contained with its own entrance and Kitchen. The Ground and First floor are available by way of new FRI lease.

Rateable Value

The Lower Ground floor has a rateable value of £23,350.

The First floor has a rateable value of £75,395.

These figures are provided as a guide only, interested parties are advised to confirm this with the local rates authority.



ACCOMMODATION

We have measured the property in accordance with the RICS code of measuring practice and have calculated the following net internal area:

Floor	Sq M	Sq Ft
Lower Ground	141.67	1,525
First	229.45	2,470
Total Available	371	3,995



Tenure

The Lower Ground and First floors are available separately or together by way of a new Lease on Full Repairing and Insuring terms.

Quoting Rent

Lower Ground floor: £35,000 per annum exclusive (c £23 per sq ft on an overall basis).

First floor: £80,000 per annum exclusive (c £32 per sq ft on an overall basis).

Service Charge

The estimated annual service charge for year ending September 2023 is approximately £14 per sq ft.

EPC B

Costs + VAT

VAT is applicable on the rent. Each party to bear their own legal costs incurred in connection with this transaction.

TO ARRANGE A VIEWING PLEASE CONTACT:

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