

TO LET

Unit 3 Elm Village Industrial Estate
Camley Street, London, N1C 4PF

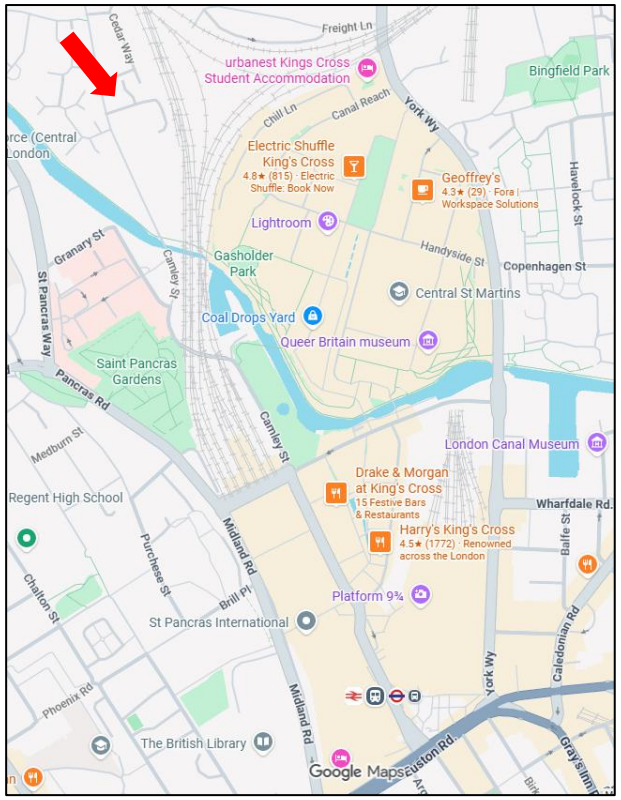
Warehouse Opportunity

2,841 sq ft / 264 sq m

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Google Maps

Location

The property is located in a sought-after pocket of industrial accommodation in the London Borough of Camden. Camley Street is accessed from the A501 / St Pancras Road to the south offering excellent access to central London. Neighbouring tenants include Alara Wholefoods and Bookers.

The area is well served with public transport with Kings Cross St Pancras Train Station and Camden Town Underground Station (Northern Line) within walking distance.

Description

The property comprises a warehouse / industrial unit of steel portal frame construction with part brick & clad elevations. Internally the unit has a height of 5.2m to the underside of the haunch.

Access is via a manual roller shutter door with a width of 3m and height of 4m or separate staff entrance. The ground floor warehouse accommodation benefits from strip lighting, concrete floor, WC facilities, kitchenette and mains services (water, gas and three phase electricity).

Externally there is a shared yard area to the front of the property with 4 parking spaces.

Terms

Available on a full repairing and insuring lease is available at a rent of £78,125 **per annum** exclusive plus VAT if payable. Subject to Contract.

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor – Warehouse	2,512	233
First Floor – Offices	329	31
Total	**2,841**	**264**

Rates

Interested parties are to make their own enquiries via The London Borough of Camden.

Legal Costs

Each party is to bear their own legal costs.

EPC

An EPC is available upon request.

Viewing

Viewings - strictly by appointment through sole agents Grant Mills Wood:-









David Theobald
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