

TO LET
SELF CONTAINED OFFICE SPACE IN THE HEART OF CAMDEN
NEWLY REFURBISHED
152 CAMDEN HIGH STREET, LONDON, NW1 0NE



1,282 SQ. FT. (119.10 SQ. M.)



LOCATION (GOOGLE MAPS) [LINK](#)

The property is conveniently situated on the east side of Camden High Street, within easy walking distance of Camden Town and Mornington Crescent Underground stations (Northern Line). The locality offers abundant shopping, wining and dining facilities. There is direct main road access to the north of London and to the West End and City.

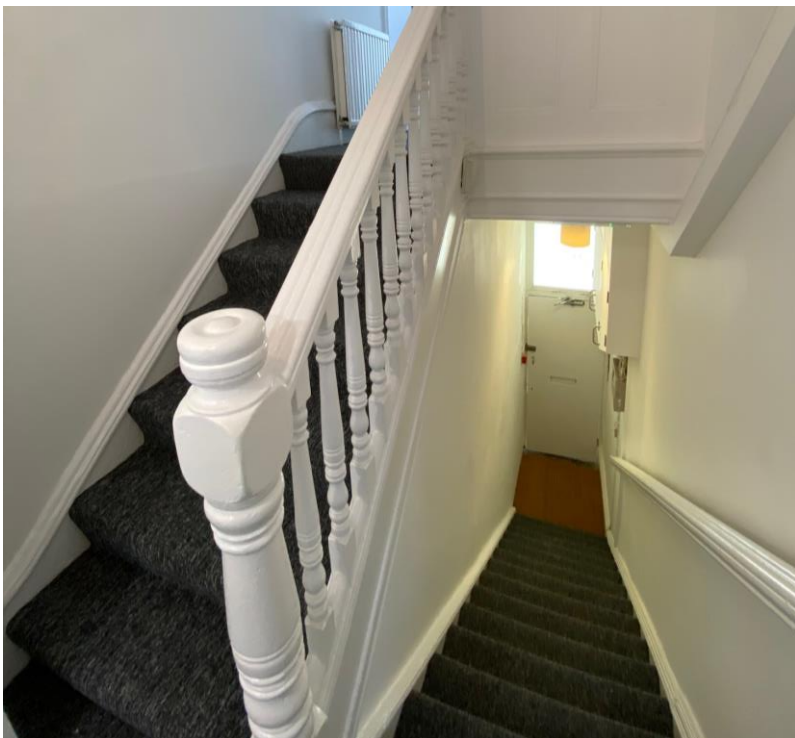
rib.co.uk

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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.





DESCRIPTION

The property has recently been refurbished to a high standard and the accommodation comprises 1st, 2nd & 3rd floors (walk up). There is good natural light afforded throughout and high ceilings the 1st and 2nd floors. There are newly fitted WC's on the first half floor as well as a newly fitted kitchenette.

LEASE

A new effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

EPC

Available upon request.

FINANCIALS

Floor	1st, 2nd & Ground
Size (sq. ft.)	1,282
Size (sq. m.)	119.10
Quoting/Passing Rent (p.a.) excl.	£35,255
Estimated Rates Payable (p.a.)	£15,843
Service Charge (p.a.)	Nominal
Estimated Occupancy Cost (p. a.)	£51,098

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

AMENITIES

- Kitchenette
- Part perimeter Trunking
- 2 X WCs
- Carpeted
- LED Lighting
- Front And Back Natural Light
- Self contained
- High Ceilings On 1st & 2nd Floor
- Wall Mounted Radiators
- Entry Phone

VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

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