



TO LET OR FOR SALE

## 4,261 SQ FT, STUNNING FITTED & FURNISHED WAREHOUSE STYLE CREATIVE OFFICES IN A GATED ENVIRONMENT IN CHALK FARM CAMDEN, TO LET

### Chappell Lofts

Unit A, 10 Belmont Street, Camden,  
NW1 8HH

Office

**TO LET**

**4,261 sq ft**  
(395.86 sq m)

- TERRACES
- 12FT/3.65 CEILING HEIGHT
- FULL HEIGHT SASH & SLIDING WINDOWS
- EPC RATING C (62)
- AIR CONDITIONED
- 24HR CONCIERGE
- MAPLE RAISED FLOORS
- EXPOSED BRICKWORK & RECLAIMED TIMBER WALLS
- GREAT NATURAL LIGHT
- FITTED & FURNISHED

# Chappell Lofts, Unit A, 10 Belmont Street, Camden, London, NW1 8HH

## Description

This former Piano Factory has been extensively re-built and refurbished to create a mixed use scheme of offices with true, luxury New York Loft Apartments in a gated environment with 24 hr concierge. The ground floor provides 2 units. Unit A is 4,261 sq ft approached through a private entrance and arranged mainly in open plan but with 3 meeting rooms/offices with full height sliding doors that lead directly onto a terrace. The unit benefits from air conditioning, Maple raised floors, exposed brickwork with reclaimed timber, designer lighting, great natural light and many other original features showcasing the industrial heritage. There are luxury toilets, showers & a kitchen. The unit is available with or without furniture.

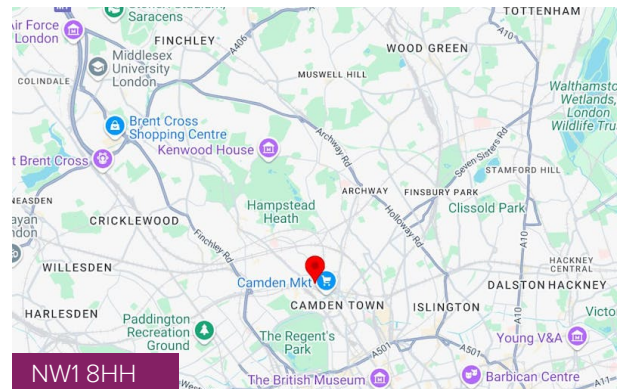
## Location

The building is located on Belmont Street opposite the Roundhouse and just 4 minutes from Chalk Farm Underground Station (Northern Line) or 5 minutes to Kentish Town West (Overground) which provides an East West access serving Richmond, Watford, Euston, Liverpool Street, Stratford, Barking & Hampstead Heath. Chalk Farm is undergoing a massive regeneration with 2,000 new housing units including 400 student rooms under development or already built. The Stables Market with its shops, cafes & Street Food is on the doorstep along with the cafes & restaurants on Chalk Farm or you are just moments from Primrose Hill, Steeles Village or Belsize Park.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 2,615        | 242.94        | Available    |
| Lower Ground | 1,646        | 152.92        | Available    |
| <b>Total</b> | <b>4,261</b> | <b>395.86</b> |              |



## Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 4,261 sq ft   |
| <b>Rent</b>           | £162,500 per annum  |
| <b>Rates Payable</b>  | £18.59 per sq ft  |
| <b>Rateable Value</b> | £165,000  |
| <b>Service Charge</b> | £9 per sq ft  |
| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to pay their own legal costs however the tenant will pay abortive costs if they withdraw up to £5,000 plus VAT£5 |
| <b>EPC Rating</b>     | C (62)  |

## Viewing & Further Information

### Neil Sint

0207 267 6772 | 0785 044 4697

neil@brucecommercial.co.uk

**Bruce.**  
Commercial Estate Agents





