

# BRUGES PLACE

15-20 BAYNES STREET  
CAMDEN, LONDON  
NW1 0TF

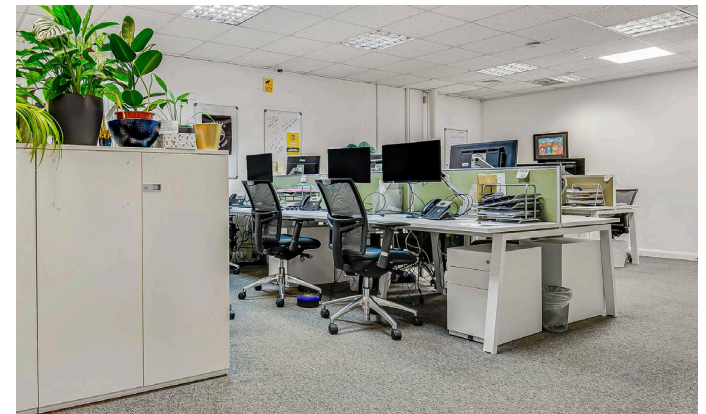
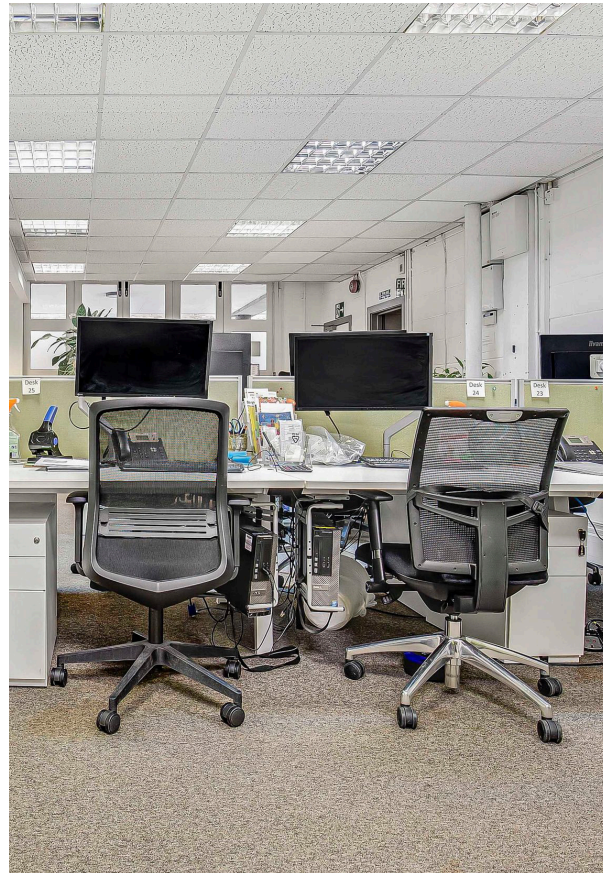
FOREST  
REAL ESTATE

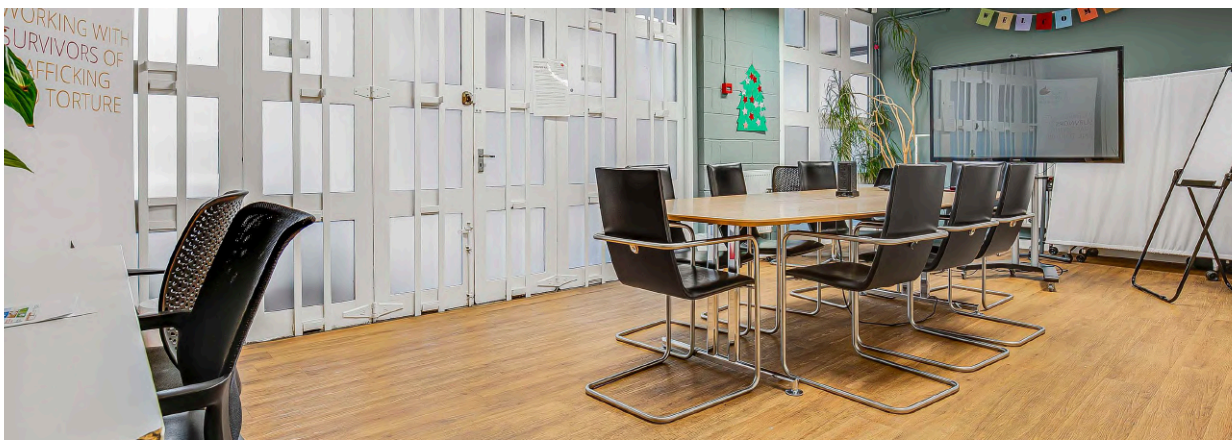
# BRUGES PLACE

15-20  
BAYNES STREET  
CAMDEN, LONDON  
NW1 0TF

## SUMMARY

- Freehold
- 4,005 ft2 NIA
- Ground floor lateral space
- Use Class E
- 13 parking spaces
- Gated estate
- Dual aspect natural light
- May suit alternate uses (stp)
- Tenanted until February 2024





## DESCRIPTION

The office is situated within a gated mixed-use complex, providing a secure and private environment. The private entrance from the courtyard ensures a sense of exclusivity, while additional access points and two electric rear shutters enhance convenience and ease of access.

Inside, the space has been meticulously designed to offer practicality and comfort. The office is fitted with modern amenities, including a security alarm, gas central heating, suspended ceiling, and kitchen facilities. Three separate WC's provide added convenience.

The office benefits from dual aspect windows, creating a bright and inviting environment. Externally there are 11 parking spaces within the courtyard.

### Video Tour:

<https://vimeo.com/820921390?share=copy>

## TENANCY

The property is let on a Full Repairing and Insuring lease to Helen Bamber Foundation (company number 08186281 / charity number 1149652) for a term expiring 25th February 2024 at a passing rent equal to £12,500 per month. The lease is outside the Landlord and Tenant Act.

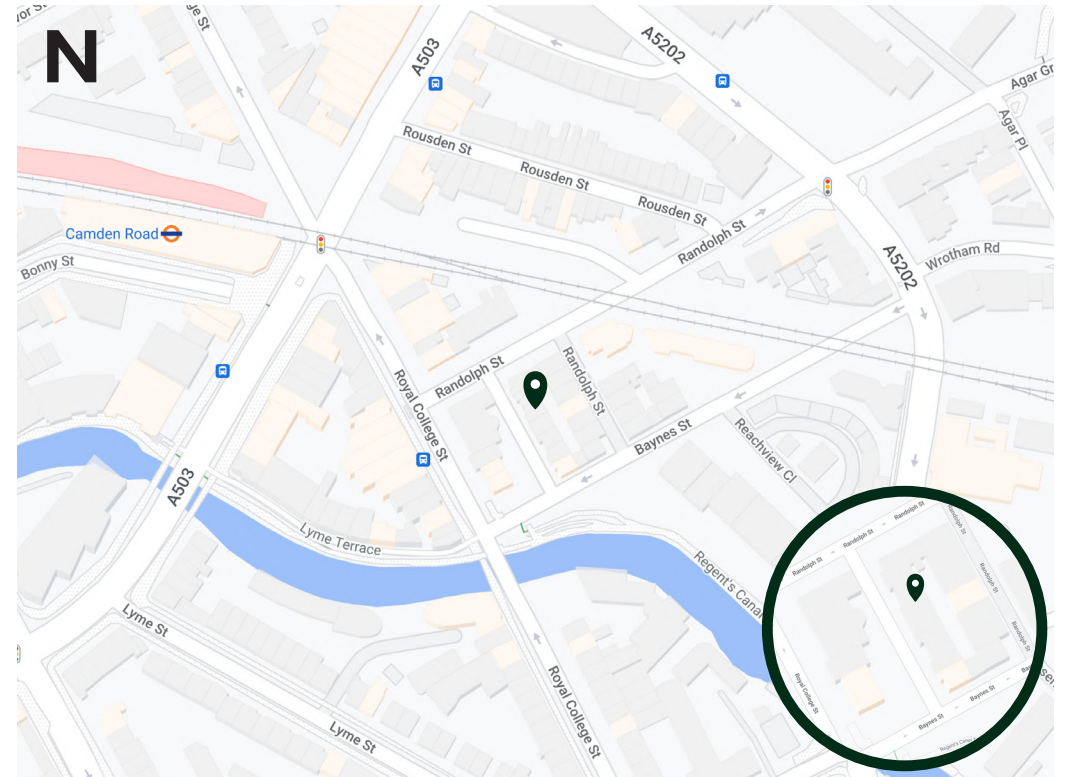
A copy of the lease is available upon request.

# LOCATION

---

Camden is a vibrant and creative community that is home to a diverse range of businesses, from fashion and design to technology and media. Known for its alternative culture, lively markets, and music scene, Camden is a popular destination for businesses, tourists and locals alike.

The neighbourhood is situated approximately 2.5 miles north of the city centre and is easily accessible by public transportation, including the London Underground and several bus routes. Some of Camden's most well-known landmarks include Camden Market, the Roundhouse music venue, and the iconic Camden Lock. With its diverse mix of shops, restaurants, and entertainment options, Camden offers a unique and exciting experience.



# TRANSPORT

---

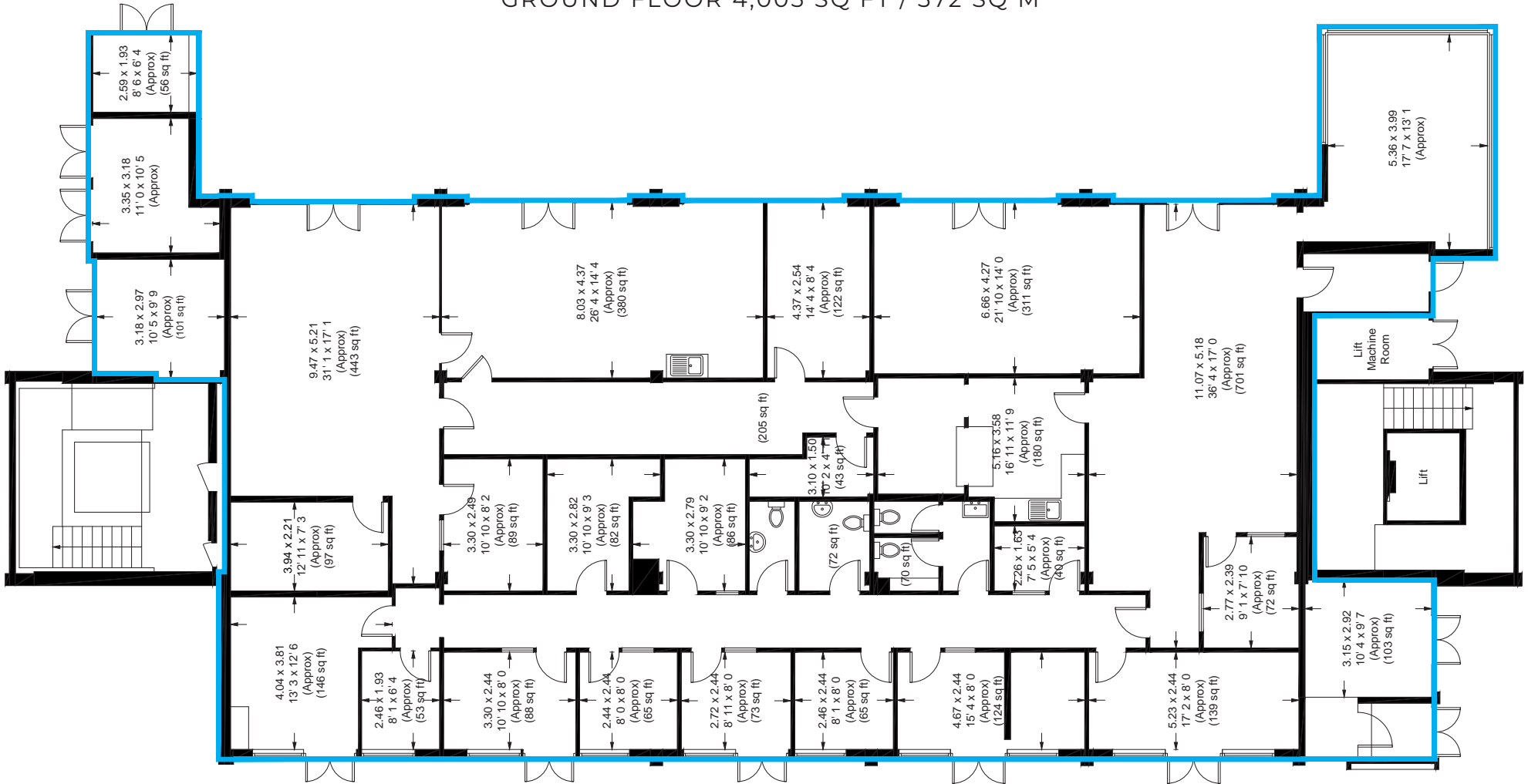
Camden is well-connected to the rest of London, making it easy for both businesses and locals to commute in and around London. There are several transport options available in Camden, ranging from public transportation to bike rentals.

The London Underground is one of the most popular ways to travel around Camden. The area is served by several tube stations, including Chalk Farm, Mornington Crescent and Camden Road. These stations are located on the Northern Line and Overground respectively, providing easy access to other parts of the city, including central London and the West End.

Buses are another convenient way to get around Camden. The area is served by several bus routes, making it easy to travel to nearby areas such as Islington, Hampstead, and Kentish Town. Bus stops are located throughout and many routes run 24 hours a day, making it easy to travel at any time of day or night.

For those who prefer to travel by bike, there are several bike rental options available in Camden. Santander Cycles, also known as "Boris bikes," are available for rent at several locations throughout the area. Additionally, there are several bike rental shops in the area that offer a range of bikes for rent, including standard bikes, electric bikes, and mountain bikes.

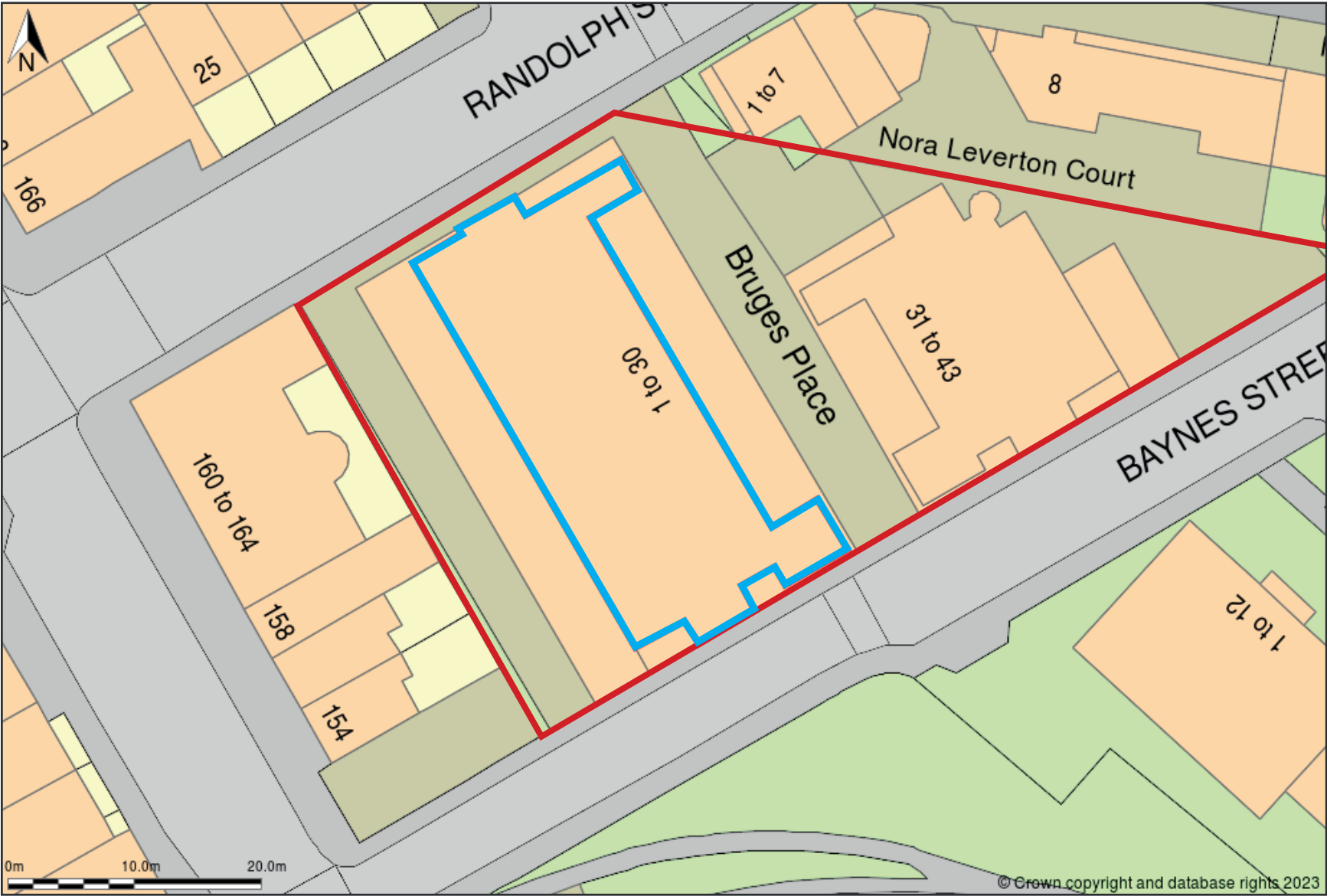
GROUND FLOOR 4,005 SQ FT / 372 SQ M

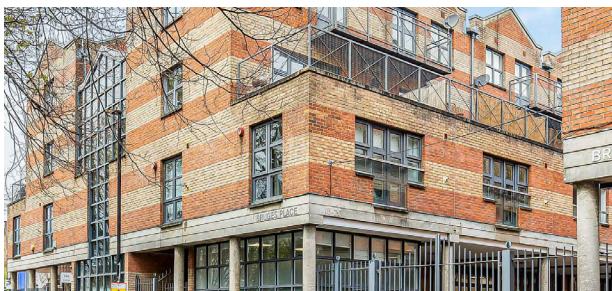
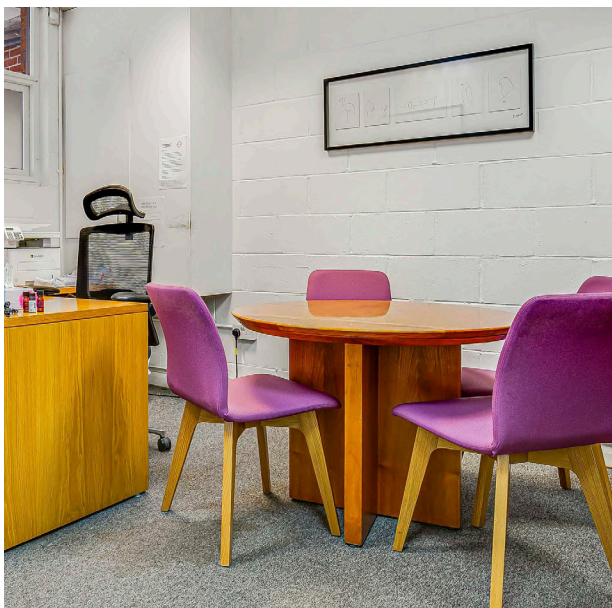


This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

# SITE PLAN

- FREEHOLD BOUNDARY
- OFFICE DEMISE





## FUTURE OPPORTUNITIES

The property has potential for sub-division to create smaller offices, making use of the existing entrances. Additionally, the office may be suitable for a residential conversion. The parking area is located in the undercroft by the entrance and the adjacent land, which may offer opportunities for a single-storey development.

Interested parties should conduct their own enquiries to determine the necessary planning consents.

## PRICE

On Application.

## VAT

The property has been elected for VAT.

## TENURE

Freehold.

## CONTACT

For further information or an appointment to view please contact the Vendors sole agent:

**Zach Forest**

M: 07890 209 397

E: [zach@forestrealestate.co.uk](mailto:zach@forestrealestate.co.uk)

**Cormac Sears**

M: 07850 399 627

E: [cormac@forestrealestate.co.uk](mailto:cormac@forestrealestate.co.uk)

**Alfie England**

M: 07756 623 656

E: [alfie@forestrealestate.co.uk](mailto:alfie@forestrealestate.co.uk)

**Forest Real Estate**

1 Bridge Lane

London NW11 0EA

020 3355 1555

**F O R E S T**  
R E A L E S T A T E