



# To Let

**Self-contained office building benefiting from a high quality fit out with views overlooking the Regents Canal.**

- High quality fit out in situ
- Unique canal side opportunity
- Vibrant and buzzing location
- Private terrace with views of Regent Canal
- Self-contained office building

## The Lock Building

37 Kentish Town Road, London, NW1 8NX

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**9,507 sq ft**

883.23 sq m

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**Reference: #50995**

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37 Kentish Town Road, London, NW1 8NX



## Summary

|                |                           |
|----------------|---------------------------|
| Available Size | 9,507 sq ft / 883.23 sq m |
| Rent           | £40 per sq ft             |
| Rates Payable  | £16.10 per sq ft          |
| Service Charge | N/A                       |
| EPC            | D (80)                    |

## Description

Self-contained office building benefiting from a high quality fit out with views overlooking the Regents Canal.

## Location

The building is located just a short 6 minute walk away from Camden Town Station with access to both the Northern Line and London Overground. The area also benefits from plenty of restaurants, shops and bars and is renowned for its character and culture.

## Accommodation

The accommodation comprises of the following

| Name         | Sq ft        | Sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Building     | 9,507        | 883.23        | Let          |
| <b>Total</b> | <b>9,507</b> | <b>883.23</b> |              |

## Terms

An assignment of the existing lease until 22 February 2028, with a tenant only option to break in February 2023. Alternatively, a sublease can be provided until the break.

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