



**66-70 Parkway**  
London, NW1 7AH

## Prime Showroom Offices

### To Be Let

**2,492 sq ft**  
(231.51 sq m)

- Ideal as Offices for Professional Services / Medical Use / Dentist
- Highly Prominent Window Frontage
- Excellent Natural Light
- Gas Central Heating
- Toilets
- Kitchenettes
- Burglar Alarm
- Tiled & Wooden Flooring
- Cat 5 Cabling
- Perimeter Trunking
- Air Conditioning
- Board Room
- Excellent Decorative Condition

Summary

Available Size	2,492 sq ft
Rent	£120,000 per annum
Rates Payable	£40,660 per annum
Service Charge	To Be Confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as E-E (111)

Location

Camden Town is one of the top tourist destinations, famous for Camden Lock & Stables Market. The property is situated in a prime position on the North West side of Parkway which is the main thoroughfare running from the recreational facilities of Regent’s Park to Camden High Street with its many multiple and local retailers, restaurants and bars. Transport facilities are excellent with Camden Town, Mornington Crescent (London Underground Northern Line) and Camden Road (London Overground) Stations all within a few minutes’ walk which provides easy access to both the West End and City. Numerous bus routes also serve the area.

Description

The premises comprise modern self-contained offices arranged on the entire ground floor. The offices are in excellent decorative condition benefitting from a prominent, fully glazed window frontage with an outside private courtyard. The offices are split up into various open plan and private offices, together with a fitted boardroom.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground floor front	1,292	120.03
Ground - Ground floor rear	1,200	111.48
Total	2,492	231.51

Rent

£120,000 per annum + Vat

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of Years to be agreed, subject to periodic upward only rent reviews.

Legal Costs

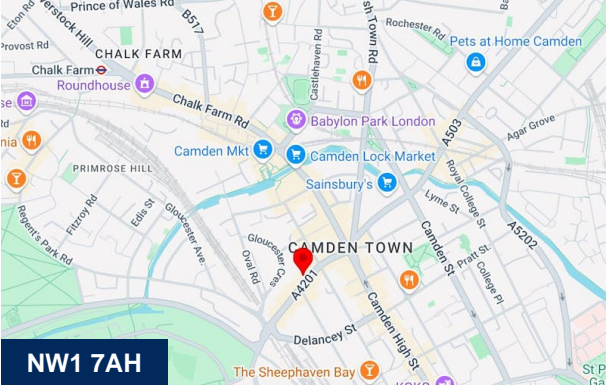
Each party to bear their own legal costs

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewing

Strictly by appointment through owner’s agents as above.



Viewing & Further Information



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